



# 1175 MCGOWAN Drive Prince George British Columbia

\$399,900

Located in a family-friendly neighborhood close to schools, parks, shopping, and everyday amenities, 1175 McGowan Drive offers exceptional value and future potential. The main floor features a bright 3-bedroom, 1-bathroom suite with functional living space and plenty of natural light. Downstairs, a separate outside entrance leads to a partially renovated basement that has been roughed in for a 2-bedroom suite, creating an excellent opportunity for added rental income or multigenerational living. Whether you're a first-time buyer, investor, or looking to build equity, this property offers flexibility and significant upside potential. All measurements are approximate, buyer to verify all details of the property if deemed important. (id:6769)

Bedroom 4 17 ft,5 in X 10 ft,3 in  
Laundry room 5 ft,1 in X 9 ft,1 in  
Living room 15 ft X 15 ft  
Dining room 10 ft,5 in X 9 ft,1 in  
Kitchen 11 ft,1 in X 9 ft,4 in

Primary Bedroom 13 ft,1 in X 11 ft,2 in  
Other 5 ft,1 in X 4 ft,1 in  
Bedroom 2 8 ft,1 in X 12 ft,5 in  
Bedroom 3 12 ft,4 in X 8 ft,1 in

Listing Presented By:



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