



## 125 McDermid Drive Prince George British Columbia

\$517,000

Check out this beautifully updated, move-in-ready home featuring 2 bedrooms up and a fully self-contained 2-bedroom suite down, each with its own private laundry. Perfect for rental income, extended family, or a mortgage helper. This home has seen numerous recent upgrades, including a newer roof, high-efficiency furnace, and tasteful modern finishes throughout including new floors & ceilings. The wainscoting adds a custom, upscale touch that gives the space real character and warmth. Located in a prime, convenient neighbourhood, this property is just 7 minutes from UNBC and close to bus routes, shopping, and amenities, making it ideal for students, tenants, or commuters alike. Whether you're an investor looking for a turn-key revenue property or a homeowner wanting flexibility and income, this one checks all the boxes. (id:6769)

Bedroom 4 12 ft ,1 in X 14 ft ,1 in

Bedroom 5 10 ft ,3 in X 13 ft ,6 in

Living room 16 ft ,8 in X 13 ft ,9 in

Dining room 12 ft ,9 in X 13 ft ,1 in

Kitchen 7 ft ,8 in X 13 ft ,6 in

Bedroom 2 8 ft ,6 in X 13 ft ,1 in

Bedroom 3 12 ft ,5 in X 12 ft ,4 in

Family room 24 ft X 14 ft ,1 in

Kitchen 9 ft ,2 in X 13 ft ,1 in

Eating area 11 ft ,7 in X 13 ft ,1 in

Listing Presented By:



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Royal LePage Aspire Realty

<http://jordenbirks.com/>



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