



## 133 MOFFAT Street Prince George British Columbia

**\$459,900**

Here is this great rental property close to schools, buses and the Spruceland Shopping Centre. The house has two separate suites that each have three bedrooms, their own laundries and entrances. With over 2,500 sq ft, it is a great-sized family home that you can make all yours or live on one of the floors and have the other as a mortgage helper. If you are an investor, currently the upstairs is rented for \$1,800.00 plus utilities and downstairs is vacant so you can place who you want in there. As per 2023 listing the roof is 2017, the furnace is 2012 and there are some vinyl windows. All measurements are approximate, buyers to be verified if deemed important! (id:6769)

Living room 22 ft X 12 ft ,7 in

Kitchen 17 ft ,5 in X 13 ft

Bedroom 4 11 ft ,1 in X 9 ft ,1 in

Bedroom 5 11 ft ,1 in X 9 ft ,2 in

Bedroom 6 12 ft ,9 in X 8 ft ,6 in

Living room 17 ft ,5 in X 13 ft ,5 in

Kitchen 9 ft ,1 in X 9 ft ,8 in

Dining room 9 ft ,1 in X 8 ft ,5 in

Primary Bedroom 12 ft ,7 in X 9 ft ,1 in

Bedroom 2 9 ft ,1 in X 8 ft ,6 in

Bedroom 3 16 ft X 13 ft ,8 in

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty

<http://www.princegeorgerealestateandforeclosures.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)