



# 1344 EAGLET Crescent Prince George British Columbia

\$429,000

Rare 3 bedroom suite & 3 bedrooms on the main. Located in a fantastic neighborhood only blocks from Soccer fields, City pool, CN (WHL Hockey) Center, schools, UNBC bus route and shopping. Main floor needs some love (flooring, paint, trim etc. but the suite is in great shape with long term elderly tenant. Furnace in 2009, HWT in 2025, Roof shingles in 2022. Large fenced back yard with work shed with power. Single garage and lots of parking. Amazing potential for someone looking to start out, downsize or use as an investment. Owner lives on the main floor so fast possession possible. Location, Location, Location. \*\*Pre Approval letter with any offer please\*\* (id:6769)

Kitchen 14 ft X 12 ft

Living room 19 ft ,1 in X 13 ft ,3 in

Laundry room 9 ft ,6 in X 8 ft ,8 in

Bedroom 4 13 ft X 8 ft ,9 in

Bedroom 5 10 ft ,8 in X 12 ft ,1 in

Bedroom 6 14 ft ,2 in X 8 ft ,3 in

Foyer 7 ft X 4 ft ,1 in

Living room 16 ft ,6 in X 16 ft

Dining room 13 ft X 11 ft ,9 in

Kitchen 9 ft ,8 in X 11 ft ,1 in

Primary Bedroom 12 ft ,9 in X 11 ft ,9 in

Bedroom 2 10 ft ,1 in X 11 ft

Bedroom 3 10 ft ,4 in X 8 ft ,1 in

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty

<http://deanbirks.com/>



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