



# 1467 FRASER Crescent Prince George British Columbia

\$499,900

Great income potential in a prime location! This spacious open-concept home offers 3 bedrooms and 2 bathroom upstairs with over 1,300 sq ft per floor, with large rooms, a central island. Downstairs is a 2 bedroom spacious basement suite with large, bright kitchen and living space! Outside has a generous fenced yard with workshop and a 20x20 deck where you can soak in the sun on the and enjoy your garden boxes and a greenhouse. Separate paved parking for both up and down tenants adds convenience. Walk to City transit with direct routes to UNBC, CNC, and University Hospital, Spruceland Shopping Centre is just steps away! Vinyl windows throughout. Quick possession available--don't miss out on this fantastic investment opportunity! (id:6769)

Living room 12 ft ,4 in X 17 ft ,1 in  
Kitchen 10 ft ,6 in X 14 ft ,4 in  
Bedroom 4 12 ft ,6 in X 12 ft ,2 in  
Bedroom 5 12 ft ,6 in X 12 ft ,8 in  
Living room 15 ft ,1 in X 23 ft ,8 in

Kitchen 12 ft ,5 in X 13 ft ,3 in  
Primary Bedroom 13 ft ,6 in X 13 ft  
Bedroom 2 8 ft ,1 in X 12 ft ,2 in  
Bedroom 3 8 ft ,1 in X 13 ft ,9 in

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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