



# 1689 BIRCH Street Prince George British Columbia

\$698,000

Stunning character home with breathtaking park & river views. This 2-story home blends mid-century charm with modern utility. The upper floor features 3 bedrms, including a primary with a heated-tile ensuite, plus a flex room with laundry & access to a massive rooftop deck. The main level offers an updated island kitchen, breakfast room & spacious living/dining areas with custom shutters. A standout feature is the ground-level office with high ceilings & gas fireplace; a dedicated exterior door provides direct access for clients, making it ideal for a home-based business without intruding on the living space. The property boasts a massive over height double garage (built 1993, new roof 2025), ample parking on both sides of the home. Extras: Central A/C, 12-camera security & irrigation. (id:6769)

Primary Bedroom 16 ft ,7 in X 11 ft ,4 in  
Flex Space 8 ft ,3 in X 11 ft ,1 in  
Laundry room 2 ft X 4 ft ,9 in  
Bedroom 2 9 ft ,4 in X 9 ft  
Bedroom 3 13 ft ,1 in X 11 ft ,4 in  
Other 3 ft ,1 in X 5 ft ,1 in  
Den 12 ft ,3 in X 11 ft ,1 in  
Other 22 ft ,8 in X 11 ft ,1 in

Other 38 ft ,6 in X 11 ft ,4 in  
Foyer 8 ft ,8 in X 8 ft ,7 in  
Living room 13 ft ,4 in X 23 ft ,6 in  
Dining room 9 ft X 11 ft ,3 in  
Kitchen 12 ft ,4 in X 16 ft ,8 in  
Eating area 8 ft X 8 ft ,8 in  
Office 14 ft ,7 in X 21 ft ,4 in

Listing Presented By:



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<http://deanbirks.com/>



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