



# 2506 LARCH Avenue Quesnel British Columbia

\$999,900

\* PREC - Personal Real Estate Corporation. Gorgeous custom-built rancher w/ top-notch finishings, incl hardwood flooring & solid wood kitchen cabinets. The home features 9' ceilings throughout w/ a 12' vaulted ceiling in the living space. Enjoy the comfort of radiant floor heating & a whole-house air filtration/circulation system. 4 beds & 3 full baths including a primary ensuite, formal living room plus family room/den, wet bar just off the large sunroom. Spacious feeling & evident quality throughout the whole home! Attached double garage, 35' x 50' 3-bay w/kshop w/ 14' ceilings 12' doors & wing storage, & detached 10' ceiling single garage on slab w/ perimeter. Situated on 4.87 acres south of town, very close to shopping & amenities yet very private feeling thanks to fencing & trees. Nothing to do but move in and enjoy! (id:6769)

- Foyer 5 ft ,6 in X 5 ft ,2 in
- Living room 16 ft ,6 in X 15 ft ,5 in
- Eating area 9 ft ,1 in X 8 ft ,1 in
- Kitchen 20 ft X 13 ft
- Pantry 3 ft X 2 ft
- Dining room 22 ft X 20 ft
- Office 15 ft X 11 ft ,4 in
- Primary Bedroom 15 ft X 12 ft ,6 in
- Bedroom 2 11 ft X 9 ft ,1 in
- Bedroom 3 11 ft X 9 ft ,4 in
- Laundry room 5 ft ,4 in X 4 ft
- Bedroom 4 9 ft ,1 in X 9 ft ,7 in
- Mud room 5 ft ,5 in X 4 ft ,4 in
- Solarium 24 ft ,7 in X 12 ft

Listing Presented By:



Originally Listed by:  
RE/MAX Quesnel Realty (1976)

<https://williamlacy.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.