



# 2555 WALLACE Place Prince George British Columbia

\$625,000

Hart Highlands rancher on a private treed lot that feels like your own forest -- valley views, updated throughout & a mortgage-helper suite. 3 BR (2+1), 2 BA walkout w/ unauthorized 1 BR suite on a 0.61-ac pie-shaped cul-de-sac lot. Open-concept kitchen, living & dining flow onto the south-facing deck w/ valley & sunset views; clear cedar ceiling retained. 2024 designer kitchen: quartz counters, entertaining peninsula & new stainless appliances. Major updates: roof & kitchen 2024, HE furnace, main floor interior doors & entry door 2025, 200A electrical 2023, main bath & windows 2022 (SGDs previously updated). Suite: private entry, covered patio, kitchen & 3-pc bath (2023). Oversized dbl garage + 4-car driveway. 1.3 km to Hart Ski Hill, steps to Pidherny trails. Rare lot. (id:6769)

Living room 12 ft ,9 in X 15 ft ,9 in  
Kitchen 15 ft ,7 in X 10 ft ,5 in  
Foyer 8 ft X 7 ft ,9 in  
Bedroom 3 9 ft ,5 in X 9 ft ,1 in  
Laundry room 5 ft ,7 in X 8 ft ,5 in  
Utility room 3 ft ,1 in X 8 ft ,5 in  
Flex Space 7 ft X 14 ft ,7 in

Storage 6 ft ,2 in X 8 ft ,1 in  
Living room 12 ft ,1 in X 18 ft ,6 in  
Dining room 18 ft ,7 in X 8 ft ,1 in  
Kitchen 10 ft ,4 in X 14 ft ,1 in  
Foyer 10 ft ,3 in X 6 ft ,6 in  
Primary Bedroom 12 ft ,8 in X 10 ft ,1 in  
Bedroom 2 12 ft ,8 in X 7 ft ,1 in

Listing Presented By:



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