



## 2823 ATHLONE Avenue Prince George British Columbia

\$475,000

INVESTORS & HOMEOWNERS! This tastefully updated Westwood home offers incredible value with a turn-key mortgage helper. The bright main floor features a fabulous kitchen with newer SS appliances and massive windows. Configured with 2 beds up and 1 down, plus shared laundry with ~1-yr-old appliances. The daylight basement with OSBE features a vacant studio suite with a 3-pc bath (\$1100/mo previous rent) & a wood fireplace rough-in. Huge bonus: restore the upstairs laundry rough-in to create a fully private 1-bed suite! Notable updates: Vinyl Siding (2025), Windows & Roof (~2014), updated gas fireplace (~10 yrs). Outside, enjoy a manicured yard with a newer fence on a quiet street close to schools, shopping, recreation & transit. Move-in ready and truly home sweet home! (id:6769)

Bedroom 3 10 ft ,4 in X 11 ft ,1 in

Laundry room 8 ft ,2 in X 10 ft ,1 in

Recreational, Games room 14 ft ,5 in X 14 ft ,1 in

Dining room 11 ft ,6 in X 7 ft ,1 in

Kitchen 9 ft ,6 in X 5 ft ,5 in

Living room 16 ft ,5 in X 13 ft ,2 in

Dining room 8 ft ,7 in X 11 ft ,1 in

Kitchen 12 ft X 7 ft ,3 in

Foyer 6 ft ,1 in X 3 ft

Primary Bedroom 13 ft ,7 in X 10 ft ,9 in

Bedroom 2 8 ft ,8 in X 10 ft ,8 in

Listing Presented By:



Originally Listed by:

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