



3001 AUSTIN Road Prince George British Columbia

\$429,900

* PREC - Personal Real Estate Corporation. There could be some untapped value & potential with this almost 1/2 acre lot on city services that may be subdividable. Situated on it, is this super cute rancher that is move-in ready & perfect for those just starting out. There are 3 bedrooms & 1 bathroom on the main floor with an unfinished basement that provides ample space for storage. There is a very large driveway & an attached single garage. It has all vinyl windows done in 2019, the roof was done in 2020, the hot water tank was done in 2020, the furnace was done in 2022 & the eaves & soffits were done in 2024. All of the big-ticket items are good for years to come. With a lot this size, there is tons of room for RV parking or to build a shop. All measurements are approx., buyer to verify if deemed important. (id:6769)

Living room 17 ft ,7 in X 13 ft ,2 in

Kitchen 11 ft ,9 in X 9 ft ,5 in

Dining room 9 ft ,6 in X 6 ft

Primary Bedroom 11 ft X 9 ft ,5 in

Bedroom 2 9 ft ,5 in X 9 ft ,1 in

Bedroom 3 11 ft ,2 in X 7 ft ,5 in

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty

<http://www.princegeorgerealestateandforeclosures.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.