



# 4634 AVTAR Place Prince George British Columbia

\$739,900

Modern ground-level entry home offering 4 bedrooms plus a 1-bed suite . The main living area features a beautifully designed kitchen with a large island, adjoining family room with gas fireplace, spacious dining area, bright living room & an impressive primary bedroom complete with walk-in closet & 4-piece ensuite. The suite offers a separate entry with a large mudroom, private laundry, fully equipped kitchen, dining area, living room, & recently added concrete walkway. With minimal modification, the suite could be converted into a 2-bedroom suite for added flexibility or rental income. Located in the highly desirable North Nechako area on a quiet cul-de-sac backing onto greenbelt, this property also features a newer heat pump for year- round comfort & a fully fenced, low maintenance yard. (id:6769)

Kitchen 10 ft X 21 ft  
 Family room 13 ft ,5 in X 16 ft  
 Dining room 14 ft ,2 in X 11 ft  
 Living room 15 ft X 12 ft  
 Primary Bedroom 15 ft ,7 in X 12 ft  
 Bedroom 2 13 ft X 8 ft ,3 in  
 Bedroom 3 10 ft ,1 in X 9 ft ,1 in  
 Laundry room 4 ft ,8 in X 6 ft ,8 in

Bedroom 4 10 ft ,5 in X 11 ft  
 Foyer 12 ft X 8 ft ,5 in  
 Living room 9 ft ,2 in X 14 ft ,2 in  
 Kitchen 9 ft X 10 ft ,5 in  
 Dining room 5 ft ,8 in X 12 ft ,5 in  
 Bedroom 5 10 ft ,8 in X 9 ft ,4 in  
 Mud room 5 ft X 13 ft  
 Flex Space 13 ft ,9 in X 12 ft ,4 in

Listing Presented By:



Originally Listed by:  
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