



7189 GUELPH Place Prince George British Columbia

\$479,900

Tucked away at the end of a peaceful cul-de-sac in sought-after College Heights, this beautifully updated 3 bed/2 bath home offers comfort, style & functionality. The bright main floor features two beds, an awesome bathroom & a sun-filled living room with an abundance of natural light. The kitchen & dining area create the perfect setting for everyday living. Step out from the back door onto a fabulous patio overlooking the fully fenced backyard, ideal for kids & pets. Downstairs offers even more living space with a large rec room, 1 bed & a bathroom. Additional highlights include vinyl windows throughout, (5 years old), a roof & furnace approximately 13 years old & a hot water tank replaced just 2 years ago. Lot size taken from BC Assessment; all meas. are approx. & buyer is to verify. (id:6769)

Recreational, Games room 22 ft,9 in X 16 ft

Bedroom 3 14 ft,8 in X 10 ft,4 in

Living room 17 ft,6 in X 11 ft,8 in

Kitchen 9 ft,3 in X 9 ft,3 in

Dining room 9 ft,3 in X 6 ft,2 in

Primary Bedroom 13 ft X 12 ft,4 in

Bedroom 2 11 ft,9 in X 8 ft,9 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