



## 7741 LANCASTER Crescent Prince George British Columbia

\$449,900

Nestled in a quiet location in the sought after College Heights area is this wonderful family home. This 4-bedroom/2-bathroom home has 1,900 sq. ft. Flooded w/ lots of natural light, the main level is renovated & has an open concept w/ a beautiful kitchen w/ a ton of cupboards, an eating area, a spacious living room, a 4-pc bathroom & 3 bedrooms. The basement boasts a rec room, a bedroom & a 3-pc bathroom. Outside is fully fenced w/ a storage shed & a patio to enjoy the quiet backyard. There are few vinyl windows on the main, the roof is 15, the furnace is 10 & the HWT is 1. It is conveniently located close to shopping, schools, parks, bus routes & a short drive to UNBC & CNC. Lot size is taken from tax assessment; all measurements are approx. & to be verified by buyer if deemed important. (id:6769)

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|--|---|
| Recreational, Games room 22 ft ,2 in X 20 ft ,1 in | Dining room 13 ft ,6 in X 6 ft            |
| Bedroom 4 15 ft ,1 in X 13 ft ,8 in                | Primary Bedroom 11 ft ,6 in X 10 ft ,3 in |
| Living room 16 ft ,6 in X 13 ft ,5 in              | Bedroom 2 10 ft ,9 in X 8 ft ,2 in        |
| Kitchen 18 ft ,1 in X 11 ft ,1 in                  | Bedroom 3 10 ft ,4 in X 8 ft ,3 in        |

Listing Presented By:



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