



7918 MELBOURNE Place Prince George British Columbia

\$628,800

Located on a quiet cul-de-sac directly across from Malaspina Elementary & Daycare Center, this beautiful 4-bedroom, 2-bathroom (plumbing avail for 3rd bath in the basement) family home in College Heights offers the perfect blend of comfort & convenience. This spacious rancher features a thoughtful floor plan with three bedrooms on the main level, including a primary suite with an ensuite & walk-in closet. The property has been well-maintained with a newer furnace (2017), siding, and vinyl windows, plus central air conditioning for year-round comfort. Enjoy a newly finished basement, a double car garage, and a large, fenced yard, perfect for outdoor living. Situated in a prime location with excellent street appeal, this home is a standout opportunity in a steady, high-demand neighborhood. (id:6769)

Bedroom 4 15 ft ,9 in X 11 ft

Family room 28 ft ,6 in X 25 ft ,6 in

Recreational, Games room 27 ft ,1 in X 25 ft

Utility room 9 ft ,5 in X 9 ft ,1 in

Foyer 9 ft ,7 in X 9 ft ,1 in

Living room 21 ft ,1 in X 13 ft ,6 in

Dining room 9 ft ,8 in X 11 ft ,2 in

Kitchen 17 ft ,1 in X 11 ft ,2 in

Laundry room 4 ft X 3 ft

Primary Bedroom 15 ft ,1 in X 13 ft

Bedroom 2 11 ft ,7 in X 9 ft ,1 in

Bedroom 3 11 ft ,7 in X 11 ft

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty

<http://deanbirks.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.