



2823 ATHLONE Avenue Prince George British Columbia

\$475,000



INVESTORS & HOMEOWNERS! This tastefully updated Westwood home offers incredible value with a turn-key mortgage helper. The bright main floor features a fabulous kitchen with newer SS appliances and massive windows. Configured with 2 beds up and 1 down, plus shared laundry with ~1-yr-old appliances. The daylight basement with OSBE features a vacant studio suite with a 3-pc bath (\$1100/mo previous rent) & a wood fireplace rough-in. Huge bonus: restore the upstairs laundry rough-in to create a fully private 1-bed suite! Notable updates: Vinyl Siding (2025), Windows & Roof (~2014), updated gas fireplace (~10 yrs). Outside, enjoy a manicured yard with a newer fence on a quiet street close to schools, shopping, recreation & transit. Move-in ready and truly home sweet home! (id:6769)



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