



**3001 AUSTIN Road Prince George British Columbia**  
**\$429,900**



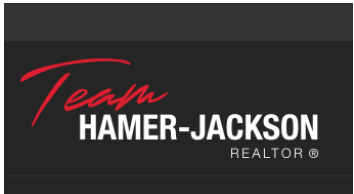
\* PREC - Personal Real Estate Corporation. There could be some untapped value & potential with this almost 1/2 acre lot on city services that is subdividable. Situated on it, is this super cute rancher that is move-in ready & perfect for those just starting out. There are 3 bedrooms & 1 bathroom on the main floor with an unfin. bsmt that provides ample space for storage. There is a large driveway & an attached single garage. It has all vinyl windows done in 2019, the roof 2020, the hot water tank 2020, the furnace 2022 & the eaves & soffits in 2024. All of the big-ticket items are good for years to come. The city will allow up to 4 dwelling units on this lot & there are other permitted housing types allowed as well to tap into the subdivision potential. All measurements are approx., buyer to verify if deemed important. (id:6769)

**Denise Dykes**

Royal LePage Aspire Realty

Phone: (250) 564-4488

<http://www.princegeorgealestateandforeclosures.com/>



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada