



**7189 GUELPH Place Prince George British Columbia**  
**\$479,900**



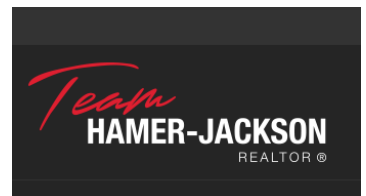
Tucked away at the end of a peaceful cul-de-sac in sought-after College Heights, this beautifully updated 3 bed/2 bath home offers comfort, style & functionality. The bright main floor features two beds, an awesome bathroom & a sun-filled living room with an abundance of natural light. The kitchen & 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)

**Denise Dykes**

Royal LePage Aspire Realty

Phone: (250) 564-4488

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



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