



# 1085 GROVEBURN Road Prince George British Columbia

\$409,900

Just 15 minutes east of Prince George, this 3.97-acre property is the perfect "step into the country" opportunity! Ideal for first-time buyers, downsizers, or anyone dreaming of a little hobby farm lifestyle. This 3-bedroom, 1-bath mobile home offers comfortable living with a natural gas furnace plus a cozy wood stove for supplemental heat. Outside, you'll love the flat, usable land with plenty of lawn space, a sweet little orchard in the back, and room to grow. The property is already set up for goats, ducks, and chickens--just bring your ideas and enjoy rural living from day one. Affordable acreage close to town--this is your chance to enjoy space, privacy, and a simpler lifestyle! (id:6769)

Living room 18 ft X 12 ft

Kitchen 13 ft ,5 in X 12 ft ,5 in

Primary Bedroom 15 ft X 10 ft

Bedroom 2 9 ft X 7 ft ,5 in

Bedroom 3 11 ft X 9 ft

Office 12 ft X 11 ft

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty



Royal

**LePage Kelowna**

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