



# 11400 MAURAEN Drive Prince George British Columbia

\$949,000

Discover your expansive retreat of this one owner home! This bright & spacious 5-bedroom, 3-bath home sits on a 5.02 parklike acre lot. Enjoy modern living with an entertainer's kitchen featuring heated tile floors, Miele over/gas stove, custom cabinets, granite counter tops & an open-concept design. Practical updates include vinyl windows & newer 35-year shingles, recently painted interior. A 30x30ft attached garage with gas radiant heat, a 20x40ft detached shop with heat & power & a 24x10ft pole shed/carport provide ample space for hobbies & storage. The property also boasts an underground sprinkler system for easy yard maintenance. A new vinyl rap around sundeck (March 2025). BONUS: 5 acre lot next door with Quonset shop may also be avail. (id:6769)

|                                                    |                                       |
|----------------------------------------------------|---------------------------------------|
| Primary Bedroom 18 ft ,1 in X 13 ft ,3 in          | Bedroom 4 13 ft ,1 in X 11 ft ,1 in   |
| Bedroom 3 15 ft ,2 in X 9 ft ,7 in                 | Storage 8 ft X 7 ft                   |
| Other 13 ft ,3 in X 9 ft ,4 in                     | Kitchen 15 ft ,2 in X 12 ft ,9 in     |
| Bedroom 5 19 ft ,9 in X 13 ft ,1 in                | Living room 20 ft ,9 in X 14 ft ,8 in |
| Recreational, Games room 19 ft ,1 in X 25 ft ,1 in | Dining room 11 ft ,5 in X 12 ft ,9 in |
| Utility room 13 ft ,9 in X 7 ft ,4 in              | Laundry room 12 ft ,4 in X 9 ft ,4 in |
| Office 19 ft ,2 in X 13 ft ,4 in                   | Bedroom 2 12 ft ,6 in X 12 ft ,4 in   |
| Foyer 16 ft ,4 in X 14 ft ,8 in                    | Eating area 16 ft ,7 in X 12 ft ,9 in |

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty

<http://deanbirks.com/>



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