

## 1321 PEARSON Avenue Prince George British Columbia

\$400,000

ATTENTION INVESTORS & FIRST-TIME HOMEBUYERS! Affordable Upper VLA Home with Legal Suite, located at the south end of the neighbourhood above the floodplain. Main Floor features an excellent layout with quality oak kitchen, 3 BR's, 1 BA, separate basement laundry and storage, large front covered sundeck and parking for 4 vehicles. New BBQ deck leads to a private back yard with new retaining wall and sod. Legal Suite in the bright Daylight Basement features 2 BR's, 1 BA, in-suite laundry and HW Tank, OSBE, and parking for 2 vehicles. Updates between 2014 and 2022 include HE Furnace, Basement Windows, both Electrical Panels, Covered Front Deck, 2 HW Tanks, Side Deck, Retaining Wall, Fence, and Roof. Check out this affordable turnkey investment or home with a mortgage helper! (id:6769)

Laundry room 15 ft ,1 in X 7 ft ,1 in Storage 2 ft ,6 in X 11 ft Living room 14 ft ,3 in X 10 ft ,1 in Kitchen 13 ft X 10 ft ,1 in Living room 20 ft ,8 in X 11 ft ,7 in Dining room 9 ft ,6 in X 12 ft ,1 in Kitchen 11 ft ,1 in X 8 ft ,3 in Primary Bedroom 12 ft ,3 in X 10 ft ,3 in Bedroom 2 8 ft ,1 in X 10 ft ,7 in Bedroom 3 8 ft ,3 in X 10 ft ,3 in Foyer 6 ft X 4 ft ,4 in Foyer 3 ft ,9 in X 3 ft



Originally Listed by: Royal LePage Aspire Realty

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