



# 1423 STRATHCONA Avenue Prince George British Columbia

\$299,900

Here is your opportunity to become a homeowner! This clean home is perfect for the first time homeowner or investor. It features 2 bedrooms up , 2 down , 2 full bathrooms. The main floor has a dining area and an eating area (Flex room) next to the kitchen with SGD leading to a large sundeck. The basement has a separate covered entry which would make it perfect for an in-law suite. Bonus is a carport and a fenced yard. Shingles replaced in 2018, laminate flooring upstairs in 2020. Close to restaurants and shopping. Priced well below city assessment of \$339,200.00. All measurements are approximate, Buyer to verify if important. Lot size is taken from BC Assessment. (id:6769)

Recreational, Games room 16 ft X 10 ft ,6 in

Bedroom 3 16 ft X 12 ft ,6 in

Bedroom 4 11 ft X 9 ft ,2 in

Laundry room 11 ft ,5 in X 7 ft ,3 in

Living room 14 ft ,6 in X 13 ft ,3 in

Dining room 10 ft ,6 in X 8 ft ,2 in

Kitchen 10 ft ,2 in X 8 ft ,9 in

Eating area 9 ft X 8 ft

Primary Bedroom 11 ft ,4 in X 11 ft ,3 in

Bedroom 2 10 ft X 9 ft ,2 in

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty



Royal

**LePage Kelowna**

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