



1689 BIRCH Street Prince George British Columbia

\$698,000

Stunning character home with breathtaking park & river views. This 2-story home blends mid-century charm with modern utility. The upper floor features 3 bedrms, including a primary with a heated-tile ensuite, plus a flex room with laundry & access to a massive rooftop deck. The main level offers an updated island kitchen, breakfast room & spacious living/dining areas with custom shutters. A standout feature is the ground-level office with high ceilings & gas fireplace; a dedicated exterior door provides direct access for clients, making it ideal for a home-based business without intruding on the living space. The property boasts a massive over height double garage (built 1993, new roof 2025), ample parking on both sides of the home. Extras: Central A/C, 12-camera security & irrigation. (id:6769)

Primary Bedroom 16 ft,7 in X 11 ft,4 in

Flex Space 8 ft,3 in X 11 ft,1 in

Laundry room 2 ft X 4 ft,9 in

Bedroom 2 9 ft,4 in X 9 ft

Bedroom 3 13 ft,1 in X 11 ft,4 in

Other 3 ft,1 in X 5 ft,1 in

Den 12 ft,3 in X 11 ft,1 in

Other 22 ft,8 in X 11 ft,1 in

Other 38 ft,6 in X 11 ft,4 in

Foyer 8 ft,8 in X 8 ft,7 in

Living room 13 ft,4 in X 23 ft,6 in

Dining room 9 ft X 11 ft,3 in

Kitchen 12 ft,4 in X 16 ft,8 in

Eating area 8 ft X 8 ft,8 in

Office 14 ft,7 in X 21 ft,4 in

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty

<http://deanbirks.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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