



## 2221 SPRUCE Street Prince George British Columbia

\$195,000

This is a gold mine for the right person with handyman skills. This is good solid house with 5 bedrooms, a huge fenced lot and lots of potential. The seller has stated that the electrical is 90% done. There are no bathrooms and no kitchens. There is a utility sink and working toilet in the basement. The home was stripped and lots of new insulation and gyproc. Water remediation done around the outside and he updated the roof, hot water tank and furnace. Some new windows in the basement and some upstairs boarded over. It needs finishing but the hard stuff is done! There are absolutely no warranties. Buyer to inspect and satisfy themselves on all aspects of the property. ZONED RT1 to allow for a duplex (id:6769)

Eating area 17 ft ,2 in X 7 ft ,1 in

Bedroom 4 9 ft ,2 in X 12 ft ,2 in

Bedroom 5 11 ft X 11 ft ,8 in

Bedroom 6 8 ft ,8 in X 14 ft ,2 in

Utility room 8 ft ,4 in X 9 ft ,4 in

Storage 6 ft ,6 in X 7 ft ,1 in

Living room 13 ft ,7 in X 14 ft ,6 in

Kitchen 13 ft ,3 in X 13 ft ,6 in

Bedroom 2 11 ft ,1 in X 12 ft ,9 in

Bedroom 3 11 ft ,8 in X 12 ft

Listing Presented By:



Originally Listed by:

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