



## 2486 ABBOTT Crescent Prince George British Columbia

\$524,900

\* PREC - Personal Real Estate Corporation. Pride of ownership is everywhere!! This amazing home has hardwood floors throughout the main floor along with the following: 3 bedrooms, 1 bathroom, a bright kitchen, garden doors off of the dining room that lead to a huge 2-tiered deck & an open kitchen/living room concept with an eating bar. The fully finished basement has a rec room, a family room, 1 bedroom & a 3 pc bathroom. There is a single detached garage & RV parking. Insulation has been put in the attic to bring it up to R52 value. The furnace & HWT are 2016 & the roof is 2015. There is a fully fenced backyard that is very private. Lot size measurement is taken from Tax Assessment, all measurements are approx. and all information is to be verified by buyer if deemed important. (id:6769)

Recreational, Games room 22 ft X 15 ft

Family room 14 ft,6 in X 10 ft,8 in

Bedroom 4 10 ft X 9 ft

Laundry room 10 ft,6 in X 10 ft

Living room 18 ft X 14 ft,4 in

Kitchen 10 ft,4 in X 8 ft,6 in

Dining room 11 ft X 8 ft,9 in

Primary Bedroom 11 ft,1 in X 11 ft

Bedroom 2 11 ft X 9 ft

Bedroom 3 10 ft,7 in X 9 ft

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty

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