



## 2501 WESTWOOD Drive Prince George British Columbia

\$326,000

This home has a story and it's ready for the next chapter - you! If you're someone who sees the opportunity in a project, you'll appreciate the potential here. Centrally located and walking distance to Pine Centre Mall, the city's main transit hub, CNC, schools, shopping, and trails. 4 bedrooms (2 up, 2 down), 2 bathrooms, and a separate entry to the basement where a second kitchen is already in place--this one's primed for a suite. New high-efficiency furnace, hot water tank, and roof have already been looked after. The price reflects the condition. Roll up your sleeves and bring it back to life--sweat equity starts here. Investors, flippers, or first-time home buyers with vision--don't miss this opportunity! (id:6769)

Kitchen 11 ft,6 in X 8 ft,1 in

Family room 11 ft,4 in X 11 ft,1 in

Bedroom 3 12 ft X 9 ft

Bedroom 4 9 ft X 9 ft

Utility room 9 ft X 9 ft

Living room 14 ft,5 in X 13 ft,1 in

Dining room 9 ft,7 in X 8 ft,7 in

Kitchen 9 ft,7 in X 8 ft,4 in

Primary Bedroom 12 ft,7 in X 9 ft,8 in

Bedroom 2 9 ft,1 in X 8 ft,1 in

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty



Royal

**LePage Kelowna**

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