



# 2687 ST ANNE Avenue Prince George British Columbia

\$749,900

Located at the end of a quiet crescent in St. Lawrence Heights, is this fabulous family home. The main floor has a living room, family room, formal dining room, a kitchen with an eating area off of it & a sunroom that leads to a large covered tiered deck that overlooks green space. There are 3 beds, a main bath & the primary bedroom has a W/I closet, a 5 pc ensuite & glass doors to that wonderful deck. Downstairs you will find a large rec room, a bed, a 4pc bath, an OSBE & a wet bar making this space very suitable. Outside you will find ample parking with a db garage & gated RV/boat parking. There are 3 gas fireplace, the roof is 2012, the furnace is 2020 & the HWT is 2013. Lot size taken from BC Assessment; all meas. are approx., & the buyer is to verify any info. deemed important. (id:6769)

- Recreational, Games room 32 ft,1 in X 18 ft,7 in
- Bedroom 4 16 ft,6 in X 12 ft,6 in
- Workshop 16 ft,1 in X 12 ft,8 in
- Living room 17 ft,6 in X 15 ft,8 in
- Family room 15 ft,7 in X 10 ft,9 in
- Kitchen 12 ft,9 in X 6 ft,9 in
- Dining room 12 ft,9 in X 9 ft,9 in
- Eating area 9 ft,6 in X 8 ft,9 in
- Solarium 18 ft,3 in X 9 ft,7 in
- Primary Bedroom 15 ft,9 in X 10 ft,9 in
- Bedroom 2 10 ft,5 in X 10 ft,1 in
- Bedroom 3 10 ft,1 in X 9 ft,9 in
- Laundry room 10 ft,6 in X 6 ft

Listing Presented By:



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