



# 3044 AUSTIN Road Prince George British Columbia

\$249,000

Development Potential alert! This 2-bedroom, 1-bathroom home sits on a fantastic 1-acre lot and offers the perfect mix of peaceful living with modern conveniences. Value is in the lot - the house needs work - there is a long term tenant of 16 years that pays \$850.00 per month and would like to stay. Great location for a seniors home, multi family or just another super size lot for dwelling and shop. This expansive package offers endless possibilities. the potential is yours to explore. With the income from the rent, you can sort out your ideas. All measurements are approximate, Buyer to verify if deemed important. (id:6769)

Kitchen 11 ft X 14 ft  
Dining room 11 ft X 12 ft  
Living room 15 ft X 13 ft  
Laundry room 6 ft X 11 ft

Media 12 ft X 12 ft  
Bedroom 2 12 ft X 10 ft  
Bedroom 3 12 ft X 10 ft

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com