



38064 CARIBOO Highway Hixon British Columbia

\$265,000

Looking for a home where the mortgage payment may be cheaper than rent? This solid, well-maintained 4-bedroom, 2-bathroom could be it. The main floor features 2 bedrooms, 1 bathroom, the main living spaces are bright and open & there is a door off of the kitchen that leads to a deck overlooking a beautifully maintained yard. The basement is partially finished with a rec room, lots of storage, 2 bedrooms & a bathroom. Need a place to tinker, build or just want extra storage? The wired 12' x 20' workshop has you covered. Enjoy peaceful country living with the convenience of being just 5 minutes to Hixon and only 45 minutes from Prince George. Lot size taken from BC Assess. Meas. approx., Buyer to verify if deemed imp. (id:6769)

Recreational, Games room 16 ft,3 in X 15 ft,4 in	Kitchen 11 ft X 10 ft
Bedroom 3 12 ft,8 in X 9 ft,4 in	Dining room 11 ft X 6 ft,9 in
Bedroom 4 10 ft,2 in X 9 ft,6 in	Primary Bedroom 13 ft X 10 ft,4 in
Living room 16 ft,3 in X 12 ft,7 in	Bedroom 2 10 ft,6 in X 10 ft,5 in

Listing Presented By:



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