



## 5636 SIMON FRASER Avenue Prince George British Columbia

\$599,000

SHHHHHHHHOP!!! SHHHHHOP!! This well-cared-for 3-bedroom, 2-bathroom home is packed with value and comfort. Inside, enjoy two cozy gas fireplaces and a functional layout that's perfect for everyday living. Recent updates include newer windows, siding, and insulation, adding efficiency and peace of mind. Step outside to a covered patio—ideal for relaxing year-round. The showstopper is the 24' x 40' heated shop with 10-foot ceilings, perfect for projects, hobbies, or extra storage. A great find for anyone needing space to live and work. (id:6769)

Bedroom 3 9 ft ,7 in X 13 ft ,5 in

Recreational, Games room 13 ft ,3 in X 14 ft ,9 in

Laundry room 10 ft ,9 in X 12 ft ,8 in

Hobby room 7 ft X 24 ft ,2 in

Kitchen 11 ft ,1 in X 18 ft ,8 in

Living room 12 ft ,5 in X 16 ft ,6 in

Primary Bedroom 13 ft X 14 ft ,1 in

Bedroom 2 7 ft ,1 in X 10 ft ,5 in

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