



## 5650 QUESNEL-HIXON Road Quesnel British Columbia

\$409,900

PRICE REDUCED, motivated Seller. Moose Heights, less than 20 mins North of Quesnel 1997 Moduline mobile home 1,175 sq ft 2 bed 1 bath plus addition on level 2.49 park like acres, RR3. Property is serviced by natural gas & 6" drilled high volume well (Buyers to verify). Property is mostly cleared & fenced owners used to have a couple of horses, frost free stand pipe for extra water besides the greenhouse. 12X24 addition features wett certified wood stove. Awesome 20X40 detached shop heated (radiant heat), wired, concrete floor, exhaust fan & 12? door with separate Nat Gas & Hydro meters plus bonus 40' Sea-Can included. Home & shop have metal roofs that were professionally re-done in 2017 (shop 2020). School bus (#46) & mailboxes nearby, property is in Ten Mile Lake fire protection area. (id:6769)

Kitchen 12 ft X 13 ft

Living room 14 ft X 13 ft

Dining room 8 ft ,6 in X 13 ft

Primary Bedroom 19 ft X 13 ft

Bedroom 2 12 ft ,4 in X 13 ft

Listing Presented By:



Originally Listed by:

North Cariboo Realty Ltd



Royal

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