



# 7621 LOEDEL Crescent Prince George British Columbia

\$799,900

\* PREC - Personal Real Estate Corporation. Discover your dream family home in the desirable Malaspina Ridge! This bright and spacious residence offers the perfect blend of comfort and convenience. Backing onto a lush greenbelt and playgrounds, it's ideal for active families. Enjoy a modern, open-concept layout with a kitchen island perfect for gatherings, and large windows flooding the home with natural light. Upstairs, find three bedrooms, including two with walk-in closets, and a versatile bonus room (4th bedroom). The partial unfinished basement offers potential for future expansion with rough-in plumbing. A true double garage and main floor mudroom laundry hookups add practicality. Located just moments from daycare, schools, and scenic walking trails, this home offers an exceptional lifestyle. Weekday showings are preferred. (id:6769)

Primary Bedroom 11 ft ,5 in X 15 ft ,2 in	Utility room 9 ft ,5 in X 6 ft ,4 in
Bedroom 2 9 ft ,8 in X 9 ft ,2 in	Other 26 ft ,1 in X 11 ft ,9 in
Bedroom 3 14 ft ,8 in X 9 ft ,5 in	Foyer 17 ft ,2 in X 9 ft ,2 in
Other 6 ft ,5 in X 5 ft ,2 in	Living room 13 ft ,1 in X 20 ft ,2 in
Other 6 ft ,2 in X 6 ft ,1 in	Kitchen 13 ft ,9 in X 16 ft ,3 in
Recreational, Games room 21 ft ,8 in X 15 ft ,2 in	Dining room 15 ft ,1 in X 9 ft ,5 in
Laundry room 10 ft ,1 in X 9 ft ,1 in	Mud room 19 ft X 4 ft
Storage 16 ft ,6 in X 11 ft	Laundry room 7 ft X 7 ft

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty

<http://deanbirks.com/>



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