



8105 SHELLEY TOWNSITE Road Prince George British Columbia

\$324,000

Rare 0.53 acre Fraser River waterfront property in the quiet community only 19 minutes from PG city center. This solid rancher/bungalow features 3 bedrooms, 1 bathroom, and amazing original hardwood flooring throughout living areas, with durable linoleum in the kitchen. Enjoy morning & evening coffees on the enclosed porch overlooking the Fraser River. Newer high-efficiency furnace & newer septic system (approx 7 yrs new). The basement with many windows is partly finished with wood-finish walls and a cozy brick fireplace with insert, offering a perfect rec room or workshop. The separate outside basement entrance could make for easy access to the basement. Enjoy a serene rural lifestyle with fence garden area & greenhouse. Buyer to verify all information if deemed important to them. (id:6769)

- Bedroom 4 9 ft ,1 in X 11 ft ,5 in
- Laundry room 16 ft ,1 in X 17 ft ,7 in
- Recreational, Games room 19 ft ,1 in X 11 ft ,7 in
- Other 12 ft ,5 in X 30 ft ,8 in
- Foyer 6 ft ,9 in X 3 ft ,6 in
- Living room 19 ft ,1 in X 13 ft ,8 in
- Kitchen 16 ft ,5 in X 9 ft ,8 in
- Dining room 9 ft X 10 ft ,7 in
- Primary Bedroom 13 ft ,8 in X 12 ft ,4 in
- Bedroom 2 9 ft ,9 in X 10 ft ,8 in
- Bedroom 3 10 ft ,8 in X 7 ft ,1 in
- Enclosed porch 18 ft ,1 in X 9 ft ,2 in

Listing Presented By:

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