



## 9400 BROWNSCOMBE Road Prince George British Columbia

\$298,000

Located 5 minutes from Hixon and approximately 35 minutes outside Prince George is this fantastic rural property on 3.26 acres. A recent addition on the home provides a spacious and open floor plan. There are 2 bedrooms and a large den acting as the primary bedroom. The bathroom features a clawfoot bathtub, a large shower, and heated tile in the laundry area. It includes a heat pump A/C, a freestanding wood stove, and a shallow well or cistern (free water at the Hixon Community Hall). There is a 24'x24' shop with 60 amp, 220V plug, and wood heat. The park like property includes plenty of fencing, storage sheds, a round pen, and a small gravel pit (id:6769)

Foyer 11 ft ,3 in X 4 ft ,1 in

Living room 13 ft ,1 in X 11 ft ,5 in

Dining room 19 ft ,2 in X 11 ft ,8 in

Kitchen 14 ft ,1 in X 9 ft ,7 in

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

Primary Bedroom 15 ft ,1 in X 11 ft ,1 in

Bedroom 3 11 ft ,1 in X 8 ft ,7 in

Mud room 15 ft ,2 in X 3 ft ,1 in

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty



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