



# 13200 EDOIDGE Road Prince George British Columbia

\$569,900

\* PREC - Personal Real Estate Corporation. Properties this great don't come up often. Just minutes from town in desirable Hobby Ranches, is this family home that has 4 beds/2 baths. It has an open concept living area on the main with an abundance of windows allowing in lots of natural light. There is a deck off of the dining room that overlooks a very picturesque backyard. Situated on a private 4.09 acre lot, it is close to Ferguson Lake & many trails to go quadding & sledding. This home ticks all the boxes inside & outside as there is a pole barn (25X30), a garden shed (8x10), & a toy shed (12X15). It has a great engineers report (25 years) & new roof. There is a large, fenced area at the back ... perfect for horse. Lot size msmts taken from Tax Assessment, all meas. are approx. & all info to be verified if deemed important. (id:6769)

Recreational, Games room 21 ft,1 in X 11 ft,4 in	Dining room 8 ft,7 in X 6 ft,7 in
Bedroom 3 9 ft,2 in X 8 ft,1 in	Kitchen 11 ft,2 in X 8 ft,5 in
Bedroom 4 12 ft,3 in X 8 ft	Primary Bedroom 12 ft,1 in X 10 ft
Laundry room 9 ft,8 in X 6 ft,5 in	Bedroom 2 9 ft,8 in X 8 ft,5 in
Living room 13 ft X 12 ft,3 in	

Listing Presented By:



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Royal LePage Aspire Realty

<http://www.princegeorgerealestateandforeclosures.com/>



**Royal**

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

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