

## 2161 CHURCHILL Road Prince George British Columbia

\$479,900

Quick Possession...Welcome to this move-in ready true rancher. It is located in a quiet subdivision and only minutes from amenities. The property backs onto a greenbelt which offers plenty of privacy in the backyard. The house is a spacious 3 bedrooms and 2 bathrooms, and has an open concept living and dining room. The eat-in kitchen has lots of cupboard space, and room for a small table right by the bay window overlooking the backyard. There is a bonus room with its own outside entry that could be used for a home-based business or even a studio suite if a buyer wants to get creative (buyer to verify). There is lots of outdoor storage space, 2 greenhouses, and plenty of parking in the U-shaped driveway. (id:6769)

Flex Space 18 ft ,1 in X 13 ft Foyer 8 ft ,1 in X 7 ft ,3 in Living room 23 ft X 12 ft Dining room 12 ft X 11 ft Kitchen 10 ft X 9 ft

Eating area 11 ft X 9 ft

Bedroom 2 12 ft  $\times$  8 ft Bedroom 3 10 ft  $\times$  9 ft Primary Bedroom 13 ft ,1 in  $\times$  12 ft ,1 in Laundry room 7 ft  $\times$  10 ft Mud room 5 ft  $\times$  10 ft Listing Presented By:



Originally Listed by: Royal LePage Aspire Realty



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