



# 11400 MAURAEN Drive Prince George British Columbia

\$988,000

Discover your expansive retreat of this one owner home! This bright & spacious 5-bedroom, 3-bathroom home sits on a sprawling 5.02 parklike acre lot. Enjoy modern living with an entertainer's kitchen featuring heated tile floors, Miele over/gas stove, custom cabinets, granite counter tops & an open-concept design. Practical updates include vinyl windows & newer 35-year shingles. A 30x30ft attached garage with gas radiant heat, a 20x40ft detached shop with heat & power & a 24x10ft pole shed/carport provide ample space for hobbies and storage. The property also boasts an underground sprinkler system for easy yard maintenance. Plus a new vinyl rap around sundeck (March 2025). This home truly offers something for everyone. BONUS: Buyer will have 1st right to purchase the 5 acre lot next door. (id:6769)

Primary Bedroom 18 ft ,1 in X 13 ft ,3 in	Bedroom 4 13 ft ,1 in X 11 ft ,1 in
Bedroom 3 15 ft ,2 in X 9 ft ,7 in	Storage 8 ft X 7 ft
Other 13 ft ,3 in X 9 ft ,4 in	Kitchen 15 ft ,2 in X 12 ft ,9 in
Bedroom 5 19 ft ,9 in X 13 ft ,1 in	Living room 20 ft ,9 in X 14 ft ,8 in
Recreational, Games room 19 ft ,1 in X 25 ft ,1 in	Dining room 11 ft ,5 in X 12 ft ,9 in
Utility room 13 ft ,9 in X 7 ft ,4 in	Laundry room 12 ft ,4 in X 9 ft ,4 in
Office 19 ft ,2 in X 13 ft ,4 in	Bedroom 2 12 ft ,6 in X 12 ft ,4 in
Foyer 16 ft ,4 in X 14 ft ,8 in	Eating area 16 ft ,7 in X 12 ft ,9 in

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty

<http://deanbirks.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.