



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:



Originally Listed by:
Royal LePage Aspire Realty

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



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
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.