



13950 ATHABASCA Drive Prince George British Columbia

\$569,000

Beautifully updated family home on over 5 private, treed park like acres just 15 minutes from downtown. Recent upgrades include a brand-new kitchen with a natural gas stove, a 2025 hot water tank, and a 2023 roof. The impressive 25x40 shop features a sub-panel and 220V power. 200-amp service at the home. Enjoy the large deck with a natural gas BBQ hookup. The downstairs office can easily be converted into a fourth bedroom, and the 2-piece bathroom offers the option to add a shower. School bus pickup is right at the driveway, and two separate access routes provide convenient flexibility whether you're heading into town or traveling south. (id:6769)

Recreational, Games room 16 ft,4 in X 23 ft

Office 13 ft,3 in X 11 ft,1 in

Storage 14 ft X 22 ft,1 in

Primary Bedroom 11 ft,5 in X 11 ft,7 in

Bedroom 2 9 ft,6 in X 7 ft,8 in

Bedroom 3 10 ft,2 in X 7 ft,8 in

Living room 19 ft X 13 ft,6 in

Dining room 7 ft,5 in X 11 ft,7 in

Kitchen 15 ft,1 in X 11 ft,7 in

Listing Presented By:



Originally Listed by:
Royal LePage Aspire Realty

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**Royal LePage Locations West
Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

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