



## 22361 STELLA Road Fraser Lake British Columbia

\$550,000

This stunning 2.28-acre lakefront property boasts 202 ft of shoreline with a boat launch & water rights (Lic.# 103646). The house offers 2000+ sq ft, including 2 bdrms, 2 bathrooms, an open-concept kitchen/dining/living room, and a covered cement deck. The basement offers a bdrm, bathroom, family room with patio doors, laundry, and storage. Recent upgrades include new windows, aluminum roof, hot water tank, kitchen taps, and flooring throughout. Water quality is exceptional, with two springs tested for potability - one producing up to 30,000 gal/day. The property includes a large shop, small shop, and woodshed. Ideal for residential or business use, the zoning supports up to 500 sq ft of home business activity. Situated 40 mins from Vanderhoof and 1 hr 40 mins from Prince George. (id:6769)

Family room 25 ft X 12 ft

Bedroom 3 12 ft X 12 ft

Storage 8 ft X 10 ft

Kitchen 12 ft X 12 ft

Dining room 12 ft X 12 ft

Living room 12 ft X 12 ft

Primary Bedroom 15 ft X 15 ft

Bedroom 2 10 ft X 10 ft

Listing Presented By:



Originally Listed by:  
Landquest Realty Corporation

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



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