



## 2304 VICTORIA Street Prince George British Columbia

\$209,000

\* PREC - Personal Real Estate Corporation. Here is your chance to get into the housing market at an affordable price with this 1/2 duplex. It could be your home for less than the price of rent or it is ideal for an investor seeking an investment opportunity that could get decent rental income. The main floor offers ample space with 3 bedrooms, a good sized kitchen & living room that are totally open to each other, a 4-piece bathroom, an electric fireplace & hardwood & tile flooring throughout. The basement has a rec room, 1 bedroom, a 3-piece bathroom along with an outside basement entrance. It has been very well maintained, has air conditioning & a fully fenced yard. It is move in ready & fast possession is possible. Lot size is taken from tax assessment & all measurement are approx. & to be verified by buyer if deemed important. (id:6769)

Recreational, Games room 14 ft,7 in X 10 ft,6 in	Dining room 11 ft,1 in X 6 ft
Bedroom 4 10 ft,6 in X 8 ft	Primary Bedroom 11 ft,1 in X 10 ft,3 in
Living room 14 ft X 10 ft,8 in	Bedroom 2 8 ft,1 in X 7 ft,1 in
Kitchen 11 ft X 9 ft	Bedroom 3 8 ft,1 in X 7 ft,1 in

Listing Presented By:



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