



## 2360 QUINCE Street Prince George British Columbia

\$224,900

Here is this great opportunity to get into the market at an affordable price! This 1/2 duplex has a 3 bedroom suite (unauthorized) that is a great mortgage helper! This well kept home is an amazing property for the 1st time home buyer or an investor. The main floor has 3 bedrooms, 1 bathroom, it's own laundry & entrance. Then there is the suite in the basement that also has 3 bedrooms, 1 bathroom, its own laundry & entrance. The top floor is currently vacant so you can move in & have the tenant that is already in place. There is a private fenced front & backyard & decent parking as well. Roof is 2021, furnace & HWT are unknown (but older). Lot size meas. is taken from tax ass. & all meas. are approx. & to be verified by buyer if deemed important.

(id:6769)

Living room 13 ft ,9 in X 8 ft ,9 in

Kitchen 12 ft ,4 in X 8 ft ,7 in

Primary Bedroom 15 ft ,1 in X 7 ft ,9 in

Bedroom 4 9 ft ,1 in X 8 ft ,3 in

Bedroom 5 8 ft ,4 in X 6 ft ,8 in

Living room 15 ft ,3 in X 12 ft ,2 in

Kitchen 12 ft X 8 ft

Dining room 8 ft X 7 ft

Primary Bedroom 10 ft X 10 ft

Bedroom 2 10 ft X 10 ft

Bedroom 3 10 ft X 9 ft ,3 in

Listing Presented By:



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