



## 2365 LAURIER Crescent Prince George British Columbia

\$500,000

CHARMING UPDATED CHARACTER HOME WITH SUITE IN THE CRESCENTS! On two city lots, this 5BR, 2BA home blends heritage charm with smart updates. Main floor features high ceilings, open living/dining/kitchen with exposed brick, original hardwood, tiled accents, 3BRs, semi-updated bath, and laundry. Bright 2BR basement suite (2018) offers maple kitchen with island, 4 cut-in windows, covered entry, laundry, and modern bath. 2018 renos removed stairs, replaced roof, boiler, garage door/opener, several appliances, added radiant in-floor heat, plus floor & garage wall insulation. Fully fenced yard has patios, shed, and apple tree. Parking for 5 - driveway, garage & 3 lane spots. Income: \$1800 up/\$1365 down (utils incl). Upstairs tenant leaving Sept 30. Walk to downtown, Parkwood, hospital & schools! (id:6769)

Living room 14 ft,1 in X 15 ft,2 in

Dining room 9 ft,1 in X 7 ft,4 in

Kitchen 14 ft,2 in X 8 ft,1 in

Foyer 4 ft X 4 ft,6 in

Laundry room 7 ft,1 in X 9 ft,2 in

Primary Bedroom 11 ft,8 in X 12 ft,1 in

Bedroom 2 7 ft,1 in X 9 ft,9 in

Bedroom 3 7 ft,6 in X 9 ft,9 in

Foyer 4 ft,1 in X 3 ft,6 in

Listing Presented By:



Originally Listed by:  
Royal LePage Aspire Realty

<http://chrisfancy.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.