



# 40400 BEDNESTI LAKE Road Prince George British Columbia

\$849,900

\* PREC - Personal Real Estate Corporation. Here is lake life at its best with this great waterfront home that sits on a private 1.46 acres 30 min. from town. With a gentle slope to the lake, you get to enjoy 200 feet of lakefront. With a wrap around deck on the top floor & an enclosed patio on the bottom floor with a hot tub, you can take in amazing views of the lake year-round. The top floor main living is all open concept with a floor to ceiling fireplace, 2 beds, 1 bath & laundry. Downstairs there is a rec room, 1 bed & a 2pc bath. There is a backup generator, a 2024 heat pump & air handler, a detached heated & wired triple bay garage (912 ft) on concrete floor & a 44 X 16 RV garage. Lot size measurement is taken from Tax Assessment, all measurements are approx. and all information is to be verified by buyer if deemed important. (id:6769)

Recreational, Games room 22 ft,4 in X 14 ft,1 in	Kitchen 10 ft X 7 ft,6 in
Bedroom 3 18 ft,9 in X 11 ft,2 in	Dining room 11 ft X 7 ft,9 in
Office 8 ft,9 in X 7 ft,5 in	Primary Bedroom 16 ft,2 in X 11 ft
Living room 11 ft,9 in X 9 ft,2 in	Bedroom 2 10 ft,7 in X 8 ft

Listing Presented By:



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Royal LePage Aspire Realty

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