



5125 SIMON FRASER Avenue Prince George British Columbia

\$609,900

Phenomenal location in Upper College Heights with an excellent walk score to elementary & secondary schools, shopping, restaurants & parks & recreation. This home offers 3,243 total sq ft & sits on a large 11,600 sq ft lot with 20'x22' double garage plus RV parking. The interior features a spacious mud room, enormous family room, cool home office, fully equipped kitchen, formal dining, sunken living room, 3 bedrooms up, 2 bedrooms below (one unfinished), 3 updated bathrooms, generous rec room/games area, functional laundry space plus storage room. The yard is fenced and surrounded by mature trees & shrubs with great outdoor living areas including a private concrete patio with hot tub. Exceptional value! (id:6769)

Recreational, Games room 12 ft,1 in X 20 ft
Bedroom 4 8 ft,9 in X 14 ft,1 in
Recreational, Games room 20 ft X 11 ft,1 in
Laundry room 10 ft X 6 ft,4 in
Utility room 5 ft,6 in X 8 ft,5 in
Bedroom 5 8 ft,3 in X 9 ft,5 in
Storage 5 ft,5 in X 13 ft,7 in
Office 7 ft,9 in X 10 ft
Mud room 17 ft,9 in X 6 ft

Flex Space 14 ft X 8 ft
Kitchen 9 ft,9 in X 10 ft,5 in
Dining room 10 ft,6 in X 9 ft,6 in
Living room 13 ft,6 in X 21 ft
Primary Bedroom 13 ft X 11 ft
Bedroom 2 9 ft,3 in X 9 ft,1 in
Bedroom 3 8 ft,3 in X 9 ft
Family room 23 ft X 22 ft

Listing Presented By:



Originally Listed by:
Royal LePage Aspire Realty

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**Royal LePage Locations West
Realty**

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