



# 7182 GUELPH Place Prince George British Columbia

\$595,000

\* PREC - Personal Real Estate Corporation. This great home in desirable College Heights is just over 2,500 feet & backs onto a park, so no neighbors behind you. The top floor has two bedrooms, a 4-pc bath & the kitchen, living room & family room are open to each other. The family room has glass doors that lead to a massive covered deck overlooking a great backyard. There is a fully-finished basement with 2 beds, an office & a 4-pc bath. Head outside to a 24 X 22 detached shop with radiant heat & a large paved driveway. Most of the windows are vinyl, there are two gas fp's, the roof is 10'sh yrs old, the furnace is 5'sh years old & the HWT is brand new. It definitely checks all of the boxes. Lot size measurement is taken from Tax Assessment, all measurements are approximate & all info to be verified by buyer if deemed important. (id:6769)

Recreational, Games room 22 ft X 13 ft

Bedroom 3 20 ft X 14 ft

Bedroom 4 12 ft ,8 in X 9 ft

Office 8 ft ,1 in X 7 ft ,4 in

Laundry room 17 ft ,7 in X 8 ft ,9 in

Living room 15 ft X 14 ft

Kitchen 10 ft ,3 in X 9 ft

Dining room 11 ft ,6 in X 10 ft ,3 in

Family room 20 ft X 14 ft

Primary Bedroom 18 ft ,3 in X 9 ft ,1 in

Bedroom 2 13 ft X 9 ft ,1 in

Listing Presented By:



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