



# 1314 ASPEN Drive Vanderhoof British Columbia

\$478,900

Family home on 5 acres with 4 bedrooms and 3 bathrooms located 4-5 minutes from downtown. This modern farmhouse style home boasts an open concept, a custom kitchen with maple cabinets, large butcher block island, new dishwasher and stove, large pantry and plenty of counter space. The property offers a large private yard in a rural setting with several trees, a detached garage/shop, 2 storage sheds, sundeck and an above ground pool. Several recent updates include the furnace(2 yrs), HWT (2 yrs), new exterior doors, master bedroom with ensuite and walk-in closet, new shiplap in entry, roof shingles(3 yrs), updated bathrooms and flooring, and all newly reinforced trusses and floor joists (2022). The family friendly neighbourhood has several walking and biking trails nearby for you to enjoy. (id:6769)

Recreational, Games room 14 ft ,1 in X 16 ft ,9 in	Kitchen 10 ft ,4 in X 15 ft
Bedroom 3 11 ft ,3 in X 11 ft ,4 in	Living room 11 ft ,6 in X 15 ft ,1 in
Bedroom 4 11 ft ,4 in X 11 ft ,1 in	Dining room 11 ft ,7 in X 13 ft
Utility room 7 ft ,4 in X 10 ft ,1 in	Family room 9 ft ,7 in X 11 ft ,9 in
Laundry room 11 ft X 18 ft	Primary Bedroom 9 ft ,3 in X 18 ft ,8 in
Foyer 4 ft X 9 ft	Bedroom 2 9 ft ,6 in X 11 ft ,6 in

Listing Presented By:



Originally Listed by:  
RE/MAX Vanderhoof

## RE/MAX

**Vanderhoof**

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