



Presented by:

## Matt Thiessen

Homelife Glenayre Realty Company Ltd.

Phone: 604-859-3141

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[matt@kinfolkrealty.com](mailto:matt@kinfolkrealty.com)

KINFOLK

REAL ESTATE

**Active**  
**R2504398**

 Board: N  
 Manufactured with Land

### 5204 40 STREET

Fort Nelson (Zone 64)

Fort Nelson -Town

VOC 1R0

Residential Detached

**\$29,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$33,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1991</b>
Depth / Size: <b>115</b>	Bathrooms:	<b>2</b>	Age: <b>29</b>
Lot Area (sq.ft.): <b>6,900.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,474.22</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-302-605</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal**Style of Home: **Manufactured/Mobile**Construction: **Manufactured/Mobile**Exterior: **Vinyl**Foundation: **Other**

Rain Screen:

Renovations:

# of Fireplaces: **1**Fireplace Fuel: **Wood**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Patio(s) & Deck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking:

Parking: **Garage; Double, Open**

Parking Access:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate, Vinyl/Linoleum**Legal: **LOT 17, DISTRICT LOT 1535, PEACE RIVER DISTRICT PLAN 25262, CSA# 25235**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 25'			x			x
Main	Kitchen	12'11 x 13'8			x			x
Main	Master Bedroom	13' x 18'			x			x
Main	Bedroom	13' x 9'2			x			x
Main	Bedroom	9'7 x 8'4			x			x
Main	Laundry	7'6 x 9'10			x			x
Main	Dining Room	12'11 x 11'10			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,434</b>	# of Rooms:	<b>7</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,434 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Grg Dr Ht:
Grand Total:	<b>1,434 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

Listing Broker(s): **Royal LePage Fort Nelson Realty**

**Take a look at this 3 bedroom, 2 bath roomy double-wide mobile home on a great corner lot! The rooms are all a great size and offer a lot of space. Cozy up in the living room in front of the wood-burning fireplace. The kitchen and dining room are open and offer plenty of storage. The master bedroom has a 4 piece ensuite and ample closet space. Outside a double, detached, 22'x24' garage offers a place to linker--or you can enjoy loads of summer sunshine on the wrap-around deck. A lot to offer at an attractive price-point.**



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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2489569**Board: N  
Manufactured with Land**8507 77 STREET**

Fort St. John (Zone 60)

Fort St. John - City SE

V1J 3A1

Residential Detached

**\$49,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>49.50</b>	Original Price: <b>\$69,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>1</b>	Approx. Year Built: <b>1976</b>
Depth / Size: <b>150</b>	Bathrooms:	<b>1</b>	Age: <b>44</b>
Lot Area (sq.ft.): <b>7,425.00</b>	Full Baths:	<b>1</b>	Zoning: <b>R4</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,105.09</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>012-354-899</b>
			Tour:
View: <b>No :</b>			
Complex / Subdiv:			
Services Connected: <b>Community</b>			
Sewer Type: <b>City/Municipal</b>			

Style of Home: <b>Manufactured/Mobile</b>	Total Parking: <b>2</b>	Covered Parking:	Parking Access:
Construction: <b>Manufactured/Mobile</b>	Parking: <b>Open</b>		
Exterior: <b>Mixed</b>			
Foundation: <b>None</b>	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Title to Land: <b>Freehold NonStrata</b>		
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>0</b>	PAD Rental:		
Fireplace Fuel: <b>None</b>	Fixtures Leased: <b>No :</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Rmvd: <b>Yes: COURT ORDERED SALE</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish: <b>Mixed</b>		
Outdoor Area: <b>Fenced Yard</b>			
Type of Roof: <b>Asphalt</b>			
Reno. Year:			
R.I. Plumbing:			
R.I. Fireplaces:			
Metered Water: <b>Y</b>			

Legal: **LOT 14, BLOCK 26, SECTION 32, TOWNSHIP 83, RANGE 18, W6M, PEACE RIVER DISTRICT, PLAN PGP12116 MANUFACTURED HOME REG.# 34234**Amenities: **None**Site Influences: **Paved Road, Shopping Nearby**Features: **Free Stand F/P or Wdstove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>15'1 x 12'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>17'1 x 12'3</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>12'3 x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>12'3 x 11'3</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>16'11 x 10'11</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Porch (enclosed)</b>	<b>5'6 x 10'3</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>986</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>986 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>986 sq. ft.</b>	Beds not in Basement: <b>1</b>	7				
		8				

Listing Broker(s): **RE/MAX Action Realty Inc****Court Order sale. Handy man special. Where is - As is.**



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KINFOLK

REAL ESTATE

**Active**  
**R2497177**Board: N  
Manufactured**3 704 DOG CREEK ROAD**

Williams Lake (Zone 27)

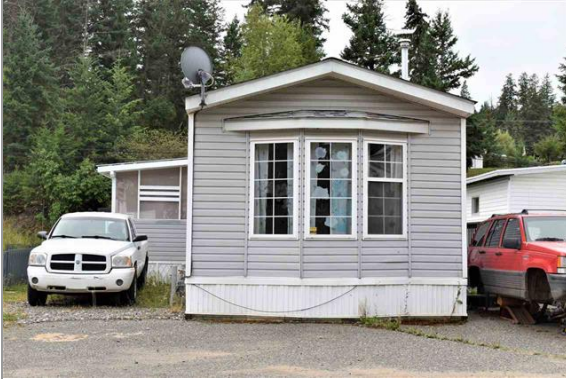
Esler/Dog Creek

V2G 4J2

Residential Detached

**\$69,999** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$80,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1997</b>
Depth / Size:	Bathrooms: <b>2</b>	Age: <b>23</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths: <b>2</b>	Zoning: <b>MHP</b>
Flood Plain:	Half Baths: <b>0</b>	Gross Taxes: <b>\$383.07</b>
Rear Yard Exp:		For Tax Year: <b>2020</b>
Council Apprv?:		Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>800-140-677</b>
		Tour:

View: **No** :  
Complex / Subdiv: **HILLSIDE PARK**  
Services Connected: **Sanitary Sewer, Water**  
Sewer Type: **Other**

Style of Home: **Manufactured/Mobile**  
Construction: **Manufactured/Mobile**  
Exterior: **Vinyl**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **Other**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
  
Metered Water: **N**

Total Parking: **2** Covered Parking: Parking Access: **Side**  
Parking: **Open**  
  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Leasehold not prepaid-NonStrata**  
  
Property Disc.: **No**  
PAD Rental: **\$307.80**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **MANUFACTURED HOME REG# 080995 CSA# 430596 MODULINE INDUSTRIES (CANADA) LTD 1997 GIBRALTER 14317 SER# 0317517**Amenities: **None**Site Influences:  
Features: **Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 16'0			x			x
Main	Kitchen	13'0 x 14'7			x			x
Main	Master Bedroom	13'0 x 11'8			x			x
Main	Bedroom	10'2 x 10'2			x			x
Main	Laundry	8'0 x 2'5			x			x
Main	Walk-In Closet	5'0 x 3'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>924</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>924 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>924 sq. ft.</b>	Beds not in Basement: <b>2</b>	7				
		8				

Listing Broker(s): **Interior Properties Real Estate****1997 Moduline 2-bedroom 2-bath manufactured home in Hillside Park. Fenced yard and a covered porch area. Hot water tank in 2014.**



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KINFOLK

REAL ESTATE

**Active**  
**R2501851**Board: N  
Manufactured**95 770 N 11TH AVENUE**

Williams Lake (Zone 27)

Williams Lake - City

V2G 2M5

Residential Detached

**\$79,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$84,900</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>1994</b>
Depth / Size:	Bathrooms: <b>1</b>	Age: <b>26</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths: <b>1</b>	Zoning: <b>MHP</b>
Flood Plain:	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,073.37</b>
Rear Yard Exp:		For Tax Year: <b>2020</b>
Council Apprv?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>800-141-038</b>
		Tour:

View: **No** :  
 Complex / Subdiv: **FRAN-LEE TRAILER PARK**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **Manufactured/Mobile**  
 Construction: **Manufactured/Mobile**  
 Exterior: **Vinyl**  
 Foundation: **Other**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Other**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Leasehold not prepaid-NonStrata**  
 Property Disc.: **No**  
 PAD Rental: **\$385.00**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **MANUFACTURED HOME REG# 074957 VCE# 662596-2018 SERIAL# 315899**Amenities: **None**Site Influences:  
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'08 x 13'02			x			x
Main	Living Room	13'09 x 13'02			x			x
Main	Dining Room	8'02 x 13'02			x			x
Main	Bedroom	12'07 x 7'08			x			x
Main	Master Bedroom	10'06 x 12'06			x			x
Main	Bedroom	8'00 x 9'07			x			x
Main	Bedroom	6'08 x 11'07			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,174</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>1,174 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>1,174 sq. ft.</b>	Beds not in Basement: <b>4</b>	7				
		8				

Listing Broker(s): **RE/MAX Williams Lake Realty**

**Nicely updated 4-bedroom mobile home! Nice private location within the Park. Second lane, top row on your right! Front, covered deck. Open-concept living area with sunken living room and loads of natural light flowing in. 2 bedrooms in the main mobile and 2 nicely done bedrooms in the addition--with a cute back deck. Sold as is where is. Come take a look!**





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KINFOLK

REAL ESTATE

**Active**  
**R2417510**Board: N  
House/Single Family**11007 102 AVENUE**

Fort St. John (Zone 60)

Fort St. John - City NW

V1J 2G2

Residential Detached

**\$79,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>55.55</b>	Original Price: <b>\$139,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>1</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>115</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>6,273.00</b>	Full Baths:	<b>1</b>	Zoning: <b>R2</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,692.68</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>013-176-421</b>
			Tour:
View: <b>No :</b>			
Complex / Subdiv:			
Services Connected: <b>Community</b>			
Sewer Type: <b>City/Municipal</b>			

Style of Home: <b>1 Storey</b>	Total Parking: <b>6</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>DetachedGrge/Carport, Open</b>		
Exterior: <b>Mixed, Vinyl</b>			
Foundation: <b>Preserved Wood</b>	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Title to Land: <b>Freehold NonStrata</b>		
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>0</b>	PAD Rental:		
Fireplace Fuel: <b>None</b>	Fixtures Leased: <b>No :</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Rmvd: <b>Yes: COURT SALE</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish: <b>Laminate, Mixed</b>		
Outdoor Area: <b>None</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 21, BLOCK 3, PLAN 8680, SECTION 1, TOWNSHIP 84, RANGE 19, W6M, PEACE RIVER DISTRICT**Amenities: **None**Site Influences: **Paved Road, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Porch (enclosed)</b>	<b>6'4 x 7'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>15'4 x 9'11</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>15'4 x 15'3</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>10'5 x 15'3</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>630</b>	# of Rooms: <b>4</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>630 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>20X28</b>
	Beds in Basement: <b>0</b>	5				Grg Dr Ht: <b>6'8</b>
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>630 sq. ft.</b>	Beds not in Basement: <b>1</b>	7				
		8				

Listing Broker(s): **RE/MAX Action Realty Inc****Court Order Sale. Small home with open living concept and 1 bedroom & 1 bathroom. Detached garage. Sold As Is.**



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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2488713**Board: N  
House/Single Family**22143 TAYLOR AVENUE**

Burns Lake (Zone 55)

Topley

VOJ 2Y0

Residential Detached

**\$84,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$94,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>0</b>	Approx. Year Built: <b>1977</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>1</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>8,698.00</b>	Full Baths:	<b>1</b>	Zoning: <b>R1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$610.41</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-499-631</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Preserved Wood**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Wood**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOTS 15 & 16, BLOCK 1, DISTRICT LOT 2625, RANGE 5, COAST DISTRICT PLAN 1466, (005-499-615)**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Kitchen</b>	<b>10'1 x 11'2</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>960</b>	# of Rooms: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2				Workshop/Shed:
Finished Floor (Basement): <b>960</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>1,920 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
	Beds not in Basement: <b>0</b>	6				
Unfinished Floor: <b>0</b>	Basement: <b>Partly Finished</b>	7				
Grand Total: <b>1,920 sq. ft.</b>		8				

Listing Broker(s): **RE/MAX Bulkley Valley****Solid and well maintained 3 bedroom home in Topley. Large lot near the end of the street in a quiet location. Walk-out basement currently being used as a shop. Large sundeck off of the dining room. Affordable living 15 minutes from Houston and 30 minutes from Burns Lake.**



Presented by:

## Matt Thiessen

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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2480926**

Board: N

House/Single Family

### 177 E 3RD AVENUE

Fort St. James (Zone 57)

Fort St. James - Town

VOJ 1P0

Residential Detached

**\$88,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$99,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1975</b>
Depth / Size: <b>184</b>	Bathrooms:	<b>2</b>	Age: <b>45</b>
Lot Area (sq.ft.): <b>10,890.00</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,606.00</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-265-368</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing: **No**  
 R.I. Fireplaces: **0**

Metered Water: **N**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Carpport; Single**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Mixed**

Legal: **LOT 81, PLAN PRP5870, DL 1267, RANGE 5, RANGE 5, LAND DISTRICT 14**Amenities: **None**Site Influences: **Paved Road, Private Yard, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>17'6 x 13'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>9' x 9'7</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>9'7 x 8'3</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>13'10 x 9'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10'6 x 10'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Mud Room</b>	<b>5'2 x 9'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Great Room</b>	<b>16'5 x 11'6</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Bedroom</b>	<b>9'1 x 13'2</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Bedroom</b>	<b>12'1 x 8'9</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Family Room</b>	<b>13'1 x 17'3</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>960</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>800</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,760 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>2</b> Beds not in Basement: <b>2</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>200</b>	Basement: <b>Full, Partly Finished</b>	6				
Grand Total:	<b>1,960 sq. ft.</b>		7				
			8				

Listing Broker(s): **Royal LePage Aspire Realty.**

**Priced well under the assessed value. This four-bedroom, two-bathroom home is in need of some love but could be the perfect family home or rental property for you. Schedule A required.**



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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2467849**Board: N  
Manufactured with Land**1074 OAK PLACE**

Williams Lake (Zone 27)

Williams Lake - City

V2G 4N7

Residential Detached

**\$89,900** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$99,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1977**  
 Depth / Size: **0** Bathrooms: **1** Age: **43**  
 Lot Area (sq.ft.): **0.00** Full Baths: **1** Zoning: **R1-A**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$1,076.18**  
 Rear Yard Exp: **South** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **004-009-479**  
 Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood, Manufactured/Mobile**  
 Exterior: **Vinyl**  
 Foundation: **None**  
 Rain Screen: Reno. Year:  
 Renovations: R.I. Plumbing:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal, Well - Dri...** Metered Water:  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Metal**

Total Parking: **2** Covered Parking: Parking Access: **Front**  
 Parking: **Open**

Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Mixed**

Legal: **PL 31488 LT 8 DL 8843 LD 05 MANUFACTURED HOME REG# 038078 CSA# 400292**Amenities: **Swirlpool/Hot Tub**Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'4 x 14'7			x			x
Main	Living Room	19' x 13'6			x			x
Main	Mud Room	7'8 x 10'10			x			x
Main	Master Bedroom	13'4 x 11'3			x			x
Main	Bedroom	7'11 x 9'5			x			x
Main	Family Room	12'8 x 21'			x			x
Main	Storage	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,144</b>	# of Rooms:	<b>7</b>	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		2	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		3				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			4				Pool:
Finished Floor (Total):	<b>1,144 sq. ft.</b>	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>		6				Grg Dr Ht:
Grand Total:	<b>1,144 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **eXp Realty****Court-ordered Sale! Come and check out this mobile home on its own land. Perfect starter home!**





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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2513076**Board: N  
Manufactured with Land**364 SCHOOL ROAD**

Prince Rupert (Zone 52)

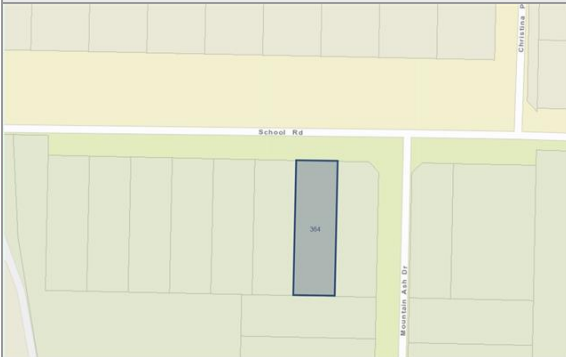
Queen Charlotte - Rural

VOT 1T0

Residential Detached

**\$90,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Depth / Size: **266.70**Lot Area (sq.ft.): **21,869.40**

Flood Plain:

Rear Yard Exp:

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet):

Bedrooms:

Bathrooms:

Full Baths:

Half Baths:

**82.00****0****1****1****0**Original Price: **\$90,000**Approx. Year Built: **1977**Age: **43**Zoning: **R1**Gross Taxes: **\$997.62**For Tax Year: **2019**Tax Inc. Utilities?: **No**P.I.D.: **005-350-042**

Tour:

View: :

Complex / Subdiv:

Services Connected: **Community**Sewer Type: **City/Municipal**Style of Home: **1 Storey**  
Construction: **Manufactured/Mobile**Exterior: **Vinyl**Foundation: **None**

Rain Screen:

Renovations:

# of Fireplaces: **0**

Fireplace Fuel:

Water Supply: **City/Municipal**Fuel/Heating: **Other**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking:

Parking: **Open**

Covered Parking:

Parking Access:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**PAD Rental: **\$0.00**Fixtures Leased: **No** :Fixtures Rmvd: **No** :

Floor Finish:

Legal: **LOT 7 PLAN PRP10348 DISTRICT LOT 160 LAND DISTRICT 46 CSA 11518 MHR 005132 STATUS: EXEMPT**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 8'			x			x
Main	Living Room	10' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,152</b>	# of Rooms:	<b>2</b>	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		2	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		3				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			4				Pool:
Finished Floor (Total):	<b>1,152 sq. ft.</b>	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>0</b>		6				Grg Dr Ht:
Grand Total:	<b>1,152 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **RE/MAX Coast Mountains (PR)****This is your opportunity to own a property in a beautiful area of the world! Located on Haida Gwaii in Sandspit, use it as a vacation property, retirement, or a quieter pace of life. This property is a foreclosure, and is offered 'as is where is'.**



Presented by:

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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2491884**Board: N  
Recreational**2573 FRANCOIS LAKE ROAD**

Vanderhoof And Area (Zone 56)

Fraser Lake

V0J 1S0

Residential Detached

**\$92,800** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$98,100</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1970</b>
Depth / Size:	Bathrooms: <b>0</b>	Age: <b>50</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths: <b>0</b>	Zoning: <b>RR1</b>
Flood Plain: <b>Yes</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$745.81</b>
Rear Yard Exp: <b>North</b>		For Tax Year: <b>2020</b>
Council Apprv?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>023-672-391</b>
		Tour:
View:	<b>Yes: FRANCOIS LAKE AND MOUNTAINS</b>	
Complex / Subdiv:	<b>FRANCOIS LAKE</b>	
Services Connected:	<b>Electricity</b>	
Sewer Type:	<b>None</b>	

Style of Home: <b>Cabin</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Wood</b>			
Foundation: <b>Other</b>	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Title to Land: <b>Freehold NonStrata</b>		
Renovations:	Property Disc.: <b>Yes</b>		
# of Fireplaces: <b>0</b>	PAD Rental:		
Fireplace Fuel:	Fixtures Leased: <b>No</b>		
Water Supply: <b>None</b>	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Wood</b>	Floor Finish:		
Outdoor Area: <b>Sundeck(s)</b>			
Type of Roof: <b>Torch-On</b>			

Legal: **BLOCK C DISTRICT LOT 305 RANGE 5 COAST DISTRICT (FOR LIMITED ACCESS SEE CROWN GRANT)**Amenities: **Storage**Site Influences: **Golf Course Nearby, Recreation Nearby, Rural Setting, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 16'			x			x
Main	Master Bedroom	11' x 12'			x			x
Main	Bedroom	7' x 12'			x			x
Main	Solarium	7'6 x 11'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>560</b>	# of Rooms: <b>4</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1				Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>560 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>560 sq. ft.</b>	Beds not in Basement: <b>2</b>	7				
		8				

Listing Broker(s): **RE/MAX Vanderhoof**

**Great recreational property on Francois Lake on a half acre waterfront lot. This property boasts a lovely Southern exposure, approximately 100 feet of waterfront, some gorgeous fir trees, and stunning views of the lake and mountains beyond. Located approx. 25 km from Hwy 16, this lake retreat is close enough for a quick night at the lake, or a weekend getaway! This affordable cabin is right on the water, tucked away from the road, and just needs a new owner's love and a little TLC.**



Presented by:

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KINFOLK

REAL ESTATE

**Active**  
**R2427935**Board: N  
Manufactured with Land**10471 102 STREET**

Fort St. John (Zone 60)

Taylor

VOC 2K0

Residential Detached

**\$94,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>120.00</b>	Original Price: <b>\$159,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1993</b>
Depth / Size: <b>130</b>	Bathrooms:	<b>2</b>	Age: <b>27</b>
Lot Area (sq.ft.): <b>15,600.00</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,833.03</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>018-934-056</b>
			Tour:

View: **Yes: PEACE RIVER VALLEY**

Complex / Subdiv:

Services Connected: **Community**Sewer Type: **City/Municipal**Style of Home: **Manufactured/Mobile**Construction: **Manufactured/Mobile**Exterior: **Vinyl**Foundation: **None**

Rain Screen:

Renovations:

# of Fireplaces: **0**Fireplace Fuel: **None**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Fenced Yard, Sundeck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water: **N**Total Parking: **4** Covered Parking: **2**  
Parking: **Garage; Double**Parking Access: **Front**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **Yes: COURT SALE**Floor Finish: **Laminate, Mixed**Legal: **PARCEL A, (PH38947), BLOCK 9, SECTION 36, TOWNSHIP 82, RANGE 18, WSM, PEACE RIVER DISTRICT, PLAN 7715, MHR#075885  
CSA# 23967**Amenities: **Storage, Workshop Detached**Site Influences: **Golf Course Nearby, Paved Road, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>14'4 x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>12'3 x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>12' x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9'6 x 8'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>924</b>	# of Rooms: <b>4</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>924 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>28X30</b>
	Beds in Basement: <b>0</b>	5				Grg Dr Ht: <b>9'</b>
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>924 sq. ft.</b>	Beds not in Basement: <b>2</b>	7				
		8				

Listing Broker(s): **RE/MAX Action Realty Inc****Looking for your own home with a double lot and detached shop. Then look no further than here! This home needs some TLC and it could be yours for a song!**



Presented by:

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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2504193**

Board: N

House with Acreage

**2158 DORSEY ROAD**

Williams Lake (Zone 27)

Williams Lake - Rural West

VOL 1C0

Residential Detached

**\$95,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$95,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1997</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>1</b>	Age: <b>23</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RR3</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$571.97</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>014-172-712</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**Sewer Type: **Septic**

Style of Home: **1 1/2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Preserved Wood**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Wood**  
 Outdoor Area: **None**  
 Type of Roof: **Metal**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Other**

Legal: **BLOCK E OF THE NORTH EAST 1/4 OF DISTRICT LOT 407 RANGE 3 COAST DISTRICT**

Amenities:

Site Influences: **Private Setting, Rural Setting**Features: **Dishwasher, Stove, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Foyer</b>	<b>16'9 x 13'4</b>	<b>Above</b>	<b>Games Room</b>	<b>17'9 x 13'2</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>8'5 x 14'4</b>	<b>Above</b>	<b>Hobby Room</b>	<b>17'9 x 17'4</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>26' x 22'8</b>	<b>Above</b>	<b>Office</b>	<b>11'5 x 7'9</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>12'3 x 9'4</b>	<b>Above</b>	<b>Storage</b>	<b>6' x 8'</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>14'3 x 8'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>11'9 x 13'8</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,343</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>690</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2			<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3			<b>No</b>	Pool:
Finished Floor (Total): <b>2,033 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz:
	Beds in Basement: <b>0</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Part</b>	6			<b>No</b>	
Grand Total: <b>2,033 sq. ft.</b>	Beds not in Basement: <b>3</b>	7			<b>No</b>	
		8			<b>No</b>	

Listing Broker(s): **Crosina Realty Ltd.**

**Welcome to the small rural community of Anahim Lake, BC. Recreation and wildlife out your back door. Here is your chance to get out into the country. This spacious, 3 bedroom, 2 storey, home just needs some TLC. This is a very affordable opportunity, the home and over 4 acres of land, is waiting for the right handy person to bring it to its full potential.**





Presented by:

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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2498495**Board: N  
Manufactured with Land**4292 QUESNEL-HIXON ROAD**Quesnel (Zone 28)  
Quesnel - Rural North  
V2J 6Z3

Residential Detached

**\$119,900** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$119,900**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1972**  
 Depth / Size: **0** Bathrooms: **3** Age: **48**  
 Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **RS1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$1,464.71**  
 Rear Yard Exp: For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **010-554-882**  
 Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**Sewer Type: **Septic**

Style of Home: **Manufactured/Mobile**  
 Construction: **Frame - Wood, Manufactured/Mobile**  
 Exterior: **Aluminum**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Baseboard, Forced Air, Wood**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage; Single, Open**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Mixed**

Legal: **LOT 01 PLAN PGP19193 DL 6184 LD 05 BC ELEC# EL-1032079-2020**Amenities: **None**

Site Influences: **Paved Road, Private Yard, Rural Setting, Treed**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 7'6"			x			x
Main	Living Room	17'8 x 12'6"			x			x
Main	Dining Room	8' x 8'6"			x			x
Main	Master Bedroom	15'3 x 10'6"			x			x
Main	Bedroom	10'6 x 10'2"			x			x
Main	Bedroom	10'6 x 9'			x			x
Bsmt	Recreation Ro...	22' x 21'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,056</b>	# of Rooms:	<b>7</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>1,056</b>	Suite:	<b>None</b>	3	<b>Bsmt</b>	<b>3</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,112 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Grg Dr Ht: <b>6722</b>
Grand Total:	<b>2,112 sq. ft.</b>	Basement: <b>Full, Partly Finished</b>		6					
				7					
				8					

Listing Broker(s): **RE/MAX Quesnel Realty (1976)**

**If your handy this one's for you! This three-plus bedroom, three-bath double-wide on a concrete basement is located minutes from town on a very private, treed, one acre. Bring your ideas and make this house a home again.**



Presented by:

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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2503420**Board: N  
House/Single Family**1042 MAPLE DRIVE**Quesnel (Zone 28)  
Red Bluff/Dragon Lake  
V2J 5M2

Residential Detached

**\$129,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$129,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1965</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>2</b>	Age: <b>55</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>2</b>	Zoning: <b>R2</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,152.59</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>013-351-621</b>
			Tour:
View:	<b>No :</b>		
Complex / Subdiv:	<b>RED BLUFF</b>		
Services Connected:	<b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type:	<b>Septic</b>		

Style of Home: **1 Storey, Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Mixed, Vinyl**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **1**Fireplace Fuel: **Natural Gas**Water Supply: **Well - Shallow**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **None**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water: **N**Total Parking: **4**Parking: **Open**Covered Parking: **0**Parking Access: **Front**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Mixed**Legal: **LOT 3 PLAN PGP7984 DL 222 LD 05 (013-351-591)**Amenities: **None**Site Influences: **Paved Road, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Kitchen</b>	<b>9'4 x 11'2</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>16' x 12'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>16' x 11'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Other</b>	<b>9'10 x 17'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>11'2 x 9'4</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9'3 x 10'9</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>11'2 x 10'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Laundry</b>	<b>9'5 x 8'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): **1,878**Finished Floor (Above): **0**Finished Floor (Below): **0**Finished Floor (Basement): **0**Finished Floor (Total): **1,878 sq. ft.**Unfinished Floor: **0**Grand Total: **1,878 sq. ft.**# of Rooms: **8**# of Kitchens: **1**# of Levels: **1**Suite: **None**

Crawl/Bsmt. Height:

Beds in Basement: **0** Beds not in Basement: **3**Basement: **Part, Unfinished**

Bath

1

2

3

4

5

6

7

8

Floor

**Main****Main**

# of Pieces

**4****3**

Ensuite?

**No****Yes**

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Grg Dr Ht:

Listing Broker(s): **RE/MAX Quesnel Realty (1976)****Bring your ideas and some elbow grease and make this house into what it could and should be. Located in the Red Bluff area this three-bedroom, one-and-a-half bath bungalow is on two lots for almost an acre of property. Please allow 24 notice to view.**



Presented by:

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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2499096**Board: N  
House/Single Family**30 MCINTYRE DRIVE**

Mackenzie (Zone 69)

Mackenzie -Town

VOJ 2C0

Residential Detached

**\$179,500** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$189,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1981</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>39</b>
Lot Area (sq.ft.): <b>7,523.00</b>	Full Baths:	<b>2</b>	Zoning: <b>R1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,043.37</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>009-084-371</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

Legal: **LOT 156 DISTRICT LOT 3673 CARIBOO DISTRICT PLAN 22048**Amenities: **None**Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'1 x 14'6	Bsmt	Laundry	10'3 x 9'11			x
Main	Kitchen	11'9 x 11'10			x			x
Main	Dining Room	11'9 x 9'10			x			x
Main	Bedroom	10'7 x 11'			x			x
Main	Bedroom	13' x 11'1			x			x
Main	Master Bedroom	13'3 x 12'9			x			x
Bsmt	Family Room	32'6 x 15'			x			x
Bsmt	Bedroom	9'10 x 12'7			x			x
Bsmt	Bedroom	13'6 x 12'7			x			x
Bsmt	Mud Room	13'2 x 10'			x			x

Finished Floor (Main): <b>1,512</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement): <b>1,200</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	4	No	Pool:
Finished Floor (Total): <b>2,712 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>21' X 25'</b>
Unfinished Floor: <b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Grand Total: <b>2,712 sq. ft.</b>	Basement: <b>Full</b>	6				
		7				
		8				

Listing Broker(s): **Royal LePage Mackenzie Realty**

**Large home located in great neighbourhood - perfect for your family! Five-bedroom, three-bathroom home priced to sell! Living room with beautiful, wood, vaulted ceiling and north-facing window. Sit outside on your deck off of the dining room and kitchen. Three bedrooms up, one with ensuite and the main bathroom featuring a large soaker tub. Downstairs has a family room, two more bedrooms, laundry room and access to the 21' x 25' attached garage through a mud room. If you are looking for space, this house has it! Being sold as is where is.**



Presented by:

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KINFOLK

REAL ESTATE

**Active**  
**R2508722**Board: N  
Manufactured with Land**6342 DAISY AVENUE**Fort St. John (Zone 60)  
Fort St. John - Rural E 100th  
V1J 4M7

Residential Detached

**\$229,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$229,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1994</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>2</b>	Age: <b>26</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>2</b>	Zoning: <b>R3</b>
Flood Plain: <b>Exempt</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$1,086.69</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-889-390</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Lagoon, Natural Gas, Water**Sewer Type: **Lagoon**

Style of Home: **Manufactured/Mobile**  
Construction: **Manufactured/Mobile**  
Exterior: **Vinyl**  
Foundation: **Other**

Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Cistern**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**

Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
PAD Rental: **\$0.00**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 4 PLAN PGP16203 PART NW1/4 SEC 34 TWP 83 R18 W6M PRD MANUFACTURED HOME REG# 085692 CSA# 17148 BCE# 394910**

Amenities:

Site Influences: **Private Setting, Private Yard**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 15'			x			x
Main	Kitchen	13' x 16'			x			x
Main	Master Bedroom	12' x 15'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Mud Room	10' x 15'			x			x
Main	Utility	6' x 8'6"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,302</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	Main	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,302 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total:	<b>1,302 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
			8				

Listing Broker(s): **RE/MAX Action Realty Inc****16' mobile on 4.77 acres on the edge of the city limits on Daisy Avenue. 3 bedrooms, 2 full bathrooms, 10'x15' porch addition. Sale is subject to court approval and Schedule A is to be attached to all offers. Sold "as is, where is".**





Presented by:

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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2504733**Board: N  
Recreational**20790 S 5 HIGHWAY**

Robson Valley (Zone 81)

Valemount - Rural South

VOE 220

Residential Detached

**\$249,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **0.00** Original Price: **\$249,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2012**  
 Depth / Size: **0** Bathrooms: **2** Age: **8**  
 Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **RU-2**  
 Flood Plain: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$2,500.67**  
 Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2020**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **009-273-131**  
 Tour: \_\_\_\_\_

View: **Yes: MOUNTAINS**  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Septic**  
 Sewer Type: **Septic**

Style of Home: **Ground Level Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Metal**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_  
 Renovations: \_\_\_\_\_  
 # of Fireplaces: **0**  
 Fireplace Fuel: \_\_\_\_\_  
 Water Supply: **Well - Shallow**  
 Fuel/Heating: **Electric, Wood**  
 Outdoor Area: **None**  
 Type of Roof: **Metal**

Reno. Year: \_\_\_\_\_  
 R.I. Plumbing: \_\_\_\_\_  
 R.I. Fireplaces: \_\_\_\_\_  
 Metered Water: \_\_\_\_\_

Total Parking: \_\_\_\_\_ Covered Parking: \_\_\_\_\_ Parking Access: \_\_\_\_\_  
 Parking: **RV Parking Avail., Visitor Parking**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: \_\_\_\_\_

Legal: **LOT A, DISTRICT LOT 5739, CARIBOO DISTRICT, PLAN 21779 "COURT ORDERED SALE"**Amenities: **Storage, Workshop Attached**Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	20' x 40'			x			x
Main	Workshop	120' x 24'			x			x
Above	Bedroom	10' x 13'			x			x
Above	Bedroom	10' x 13'			x			x
Above	Bedroom	10' x 13'			x			x
Above	Kitchen	14' x 12'			x			x
Above	Living Room	16' x 30'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>2,800</b>	# of Rooms:	<b>7</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,200</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>3</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>4,000 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>		6					
Grand Total:	<b>4,000 sq. ft.</b>			7					
				8					

Listing Broker(s): **Royal LePage Aspire Realty.****Royal LePage Aspire Realty.**

**Located south of Valemount in prime snowmobiling area among the Cariboo, premiere ranges and the Rocky Mountains. Set up for year-round recreation. Includes all buildings and land. Over 3,000 sq. ft. Large 40' x 40' shop, main residence above has three bedrooms, two bathrooms, kitchen and living area. Court ordered sale.**



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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2499476**Board: N  
House/Single Family**657 KING STREET**

Robson Valley (Zone 81)

McBride - Town

VOJ 2E0

Residential Detached

**\$249,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$254,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2007</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>13</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>3</b>	Zoning: <b>R4</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,151.94</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-431-511</b>
			Tour:

View: **Yes: Mountain**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Hot Water, Radiant**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL 26017 LT 3 DL 5314 LD 05**Amenities: **Garden**Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 15'	Below	Workshop	10' x 15'			x
Main	Living Room	16' x 17'	Below	Laundry	11' x 7'4"			x
Main	Dining Room	17'8 x 17'	Below	Foyer	13'6 x 9'			x
Main	Master Bedroom	13'4 x 14'5"			x			x
Main	Bedroom	10'6 x 12'			x			x
Main	Bedroom	10'6 x 11'2"			x			x
Below	Recreation Ro...	14' x 20'			x			x
Below	Flex Room	9' x 20'			x			x
Below	Bedroom	11' x 13'6"			x			x
Below	Bedroom	10' x 15'			x			x

Finished Floor (Main):	<b>1,800</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>2,050</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Below</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,850 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz: <b>24x26</b>
		Beds in Basement: <b>0</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6			<b>No</b>	
Grand Total:	<b>3,850 sq. ft.</b>	Beds not in Basement: <b>5</b>	7			<b>No</b>	
			8			<b>No</b>	

Listing Broker(s): **Royal LePage Aspire Realty**

**Large 2 storey family or executive home on 1/2 acre lot. Great floor plan with 3 bedrooms and 2 baths on the main floor . Open kitchen and dining, large living room, and master bedroom with deck. Ground floor has large rec room, 2 bedrooms, bathroom and more. Don't need all that space - ground floor has separate entrance for suite potential. Paved drive, double garage and alley access. Requires some TLC - being sold in 'as is' condition.**



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KINFOLK

REAL ESTATE

**Active**  
**R2423810**

Board: N

Manufactured with Land

**4410 MARONEY AVENUE**

Terrace (Zone 88)

Terrace - City

V8G 5M7

Residential Detached

**\$269,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$339,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1992**  
 Depth / Size: **0** Bathrooms: **3** Age: **28**  
 Lot Area (sq.ft.): **9,254.00** Full Baths: **3** Zoning: **R1**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,104.76**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: **No** P.I.D.: **015-863-735**  
 Tour:

View: **Yes: MOUNTAIN**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

Style of Home: **Manufactured/Mobile, Rancher/Bungalow w/Bsmt.**  
 Construction: **Manufactured/Mobile, Modular/Prefab**  
 Exterior: **Vinyl**  
 Foundation: **Preserved Wood**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **None**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Side**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental: **\$0.00**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Legal: **LOT 14, PLAN PRP12606, DISTRICT LOT 369, COAST RANGE 5 MHR#070790 CSA# S12550 SERIAL # 4937 MODEL - 1992 OAKHURST 2658-02SP**

Amenities: **None**Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**Features: **Jettied Bathtub, Vaulted Ceiling, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 11'	Bsmt	Other	12' x 12'4			x
Main	Dining Room	9' x 10'8	Bsmt	Bedroom	11'8 x 12'			x
Main	Living Room	14' x 16'	Bsmt	Bedroom	8' x 12'			x
Main	Family Room	12' x 15'			x			x
Main	Master Bedroom	11'8 x 12'			x			x
Main	Bedroom	9' x 12'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Laundry	10' x 8'9			x			x
Bsmt	Recreation Ro...	32' x 12'			x			x
Bsmt	Recreation Ro...	13' x 12'			x			x

Finished Floor (Main):	<b>1,540</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,540</b>	Suite: <b>None</b>	3	Bsmt	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,080 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Grand Total:	<b>3,080 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **RE/MAX Coast Mountains**

**This spacious family home provides many appealing features: 3080 sq. ft. of living space, a fully finished basement, five bedrooms and three bathrooms, family room up as well as two down. Situated on a larger than average lot which backs onto green space. Well-located on the east Bench at the end of a quiet cul-de-sac and within easy walking distance to downtown, pool, arena, most amenities, as well as Terrace hiking trails. Subject to court approval.**



Presented by:

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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2511800**

 Board: N  
 House/Single Family

### 2684 VANCE ROAD

PG City West (Zone 71)

Peden Hill

V2N 1N6

Residential Detached

**\$278,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$278,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1960</b>
Depth / Size: <b>124</b>	Bathrooms:	<b>1</b>	Age: <b>60</b>
Lot Area (sq.ft.): <b>7,440.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS2</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,846.26</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-126-221</b>
			Tour:

View: **No :**Complex / Subdiv: **PEDEN HILL**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Stone, Wood**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **0**Fireplace Fuel: **None**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Fenced Yard**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **Yes**

R.I. Fireplaces:

Metered Water:

 Total Parking: **6** Covered Parking: **1** Parking Access: **Front, Lane**  
 Parking: **Garage; Single, Open, RV Parking Avail.**
Dist. to Public Transit: **2 BLOCKS**Dist. to School Bus: **6 BLOCKS**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Mixed**
 Legal: **LOT 15 DISTRICT LOT 8182 CARIBOO DISTRICT PLAN 10739 HERETO IS ANNEXED EASEMENT 18 02K OVER LOT 32 PLAN 10739 SEE 18602KLAND HEREIN WITHIN BUILDING SCHEME SEE 64783M**
Amenities: **None**Site Influences: **Central Location, Paved Road, Private Yard, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 13'			x			x
Main	Kitchen	18'7 x 11'			x			x
Main	Bedroom	11'8 x 10'6			x			x
Main	Bedroom	10'8 x 10'6			x			x
Above	Master Bedroom	18'7 x 13'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>988</b>	# of Rooms:	<b>5</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1		Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2					Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Other</b>	3					Pool:
Finished Floor (Total):	<b>988 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>988</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Grg Dr Ht:
Grand Total:	<b>1,976 sq. ft.</b>	Basement: <b>Full, Partly Finished</b>		6					
				7					
				8					

Listing Broker(s): **Royal LePage Aspire Realty**

**A great opportunity to make a house a home. Unique master in the attic area for three bedrooms on the main. Basement has outside basement entry and had one bedroom suite downstairs at one time. Many items like building materials remain to put it back. Needs a clean up but could be nice.**





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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2489449**Board: N  
House/Single Family**9003 115 AVENUE**

Fort St. John (Zone 60)

Fort St. John - City NE

V1J 6J3

Residential Detached

**\$299,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>54.00</b>	Original Price: <b>\$349,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1989</b>
Depth / Size: <b>125</b>	Bathrooms:	<b>3</b>	Age: <b>31</b>
Lot Area (sq.ft.): <b>6,750.54</b>	Full Baths:	<b>3</b>	Zoning: <b>R1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,599.43</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>008-322-546</b>
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer**Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board**  
 Foundation: **Preserved Wood**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Fenced Yard, Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **0.5 BLOCKS** Dist. to School Bus: **4 BLOCKS**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Mixed, Tile**

Legal: **LOT 13, BLOCK 2, PLAN 24121, SECTION 6, TOWNSHIP 84, RANGE 18, WEST OF THE 6TH MERIDIAN, PEACE RIVER DISTRICT**Amenities: **None**Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	20' x 10'7"	Bsmt	Bedroom	9'1 x 12'3"			x
Main	Living Room	12'4 x 15'10"	Bsmt	Office	7'9 x 8'5"			x
Main	Kitchen	15'4 x 10'	Bsmt	Laundry	8'8 x 5'6"			x
Main	Foyer	16'3 x 6'4"			x			x
Main	Master Bedroom	11'9 x 13'3"			x			x
Main	Bedroom	9'10 x 9'11"			x			x
Main	Bedroom	9'9 x 10'			x			x
Bsmt	Family Room	38'9 x 15'			x			x
Below	Bedroom	9'6 x 13'			x			x
Below	Bedroom	12'3 x 9'1"			x			x

Finished Floor (Main):	<b>1,453</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,453</b>	Suite: <b>None</b>	3	Below	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,906 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>24' X 24'</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b> Beds not in Basement: <b>5</b>	5				Grg Dr Ht:
Grand Total:	<b>2,906 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **Century 21 Energy Realty**

**Spacious six-bedroom, three-bath home in a great location near Kin Park and schools. Large kitchen and dining area that is open to living room. A great master bedroom suite is complete with big closet and ensuite bath. Fully-finished basement has a very large family room plus three more bedrooms and full bath. Keep warm this winter with two gas fireplaces and dome in-floor heat. The natural gas boiler heat helps control dust and allergies, and the air exchanger will help to keep proper humidity levels in this home. Large, attached, 24' x 24' multi car garage and concrete driveway allow lots of off-street parking. A fenced, private yard completes this home. This home is priced to sell!!!**



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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2483177**Board: N  
House/Single Family**9111 97 AVENUE**

Fort St. John (Zone 60)

Fort St. John - City SE

V1J 5E9

Residential Detached

**\$303,600** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$330,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1979**  
 Depth / Size: **0** Bathrooms: **2** Age: **41**  
 Lot Area (sq.ft.): **6,567.00** Full Baths: **1** Zoning: **H1**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$2,797.61**  
 Rear Yard Exp: For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **003-816-541**  
 Tour: [Virtual Tour URL](#)

View: **:**  
 Complex / Subdiv: **CAMARLO PARK**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 Metered Water:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single, RV Parking Avail.**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 86 SECTION 31 TOWNSHIP 83 RANGE 18 W6M PEACE RIVER DISTRICT PLAN 24032**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 12'			x			x
Main	Kitchen	15'4 x 10'7			x			x
Main	Dining Room	15'9 x 11'2			x			x
Main	Family Room	11'9 x 10'8			x			x
Main	Den	15' x 11'6			x			x
Above	Master Bedroom	12'2 x 12'2			x			x
Above	Bedroom	12'2 x 10'3			x			x
Above	Bedroom	13' x 10'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,150</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>664</b>	# of Kitchens:	<b>1</b>	1		Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2		Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,814 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz: <b>18' X 14'</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Grg Dr Ht:
Grand Total:	<b>1,814 sq. ft.</b>	Basement: <b>Crawl</b>		6					
				7					
				8					

Listing Broker(s): [Century 21 Energy Realty](#)**Take a look at this spacious 3-bedroom 2-bath home on a quiet street in sought-after Camarlo Park, with an attached garage. The backyard is fenced and has mature landscaping and a beautiful deck. This home won't last long !!!!**



Presented by:

**Matt Thiessen**

Homelife Glenayre Realty Company Ltd.

Phone: 604-859-3141

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KINFOLK

REAL ESTATE

**Active**  
**R2498110**Board: N  
House/Single Family**9915 112 AVENUE**

Fort St. John (Zone 60)

Fort St. John - City NE

V1J 2W4

Residential Detached

**\$319,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **65.00** Original Price: **\$359,900**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1995**  
 Depth / Size: **150** Bathrooms: **3** Age: **25**  
 Lot Area (sq.ft.): **9,750.00** Full Baths: **3** Zoning: **R1**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,879.53**  
 Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2020**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **010-634-347**  
 Tour: \_\_\_\_\_

View: \_\_\_\_\_

Complex / Subdiv: \_\_\_\_\_

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Preserved Wood**

Rain Screen: \_\_\_\_\_

Renovations: \_\_\_\_\_

# of Fireplaces: **1**Fireplace Fuel: **Natural Gas**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**Type of Roof: **Asphalt**

Reno. Year: \_\_\_\_\_

R.I. Plumbing: \_\_\_\_\_

R.I. Fireplaces: \_\_\_\_\_

Metered Water: \_\_\_\_\_

Total Parking: \_\_\_\_\_ Covered Parking: \_\_\_\_\_ Parking Access: **Front**  
Parking: **Grge/Double Tandem, RV Parking Avail.**

Dist. to Public Transit: \_\_\_\_\_

Dist. to School Bus: \_\_\_\_\_

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental: \_\_\_\_\_

Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**Legal: **LOT D SEC 6 TWP 84 RNG 18 W6M PRDP 24861**Amenities: **In Suite Laundry, Independent living, Storage, Workshop Attached**Site Influences: **Central Location, Golf Course Nearby, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**

Features: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 16'5			x			x
Main	Dining Room	10'1 x 8'7			x			x
Main	Kitchen	11'10 x 10'2			x			x
Main	Master Bedroom	12'7 x 14'8			x			x
Main	Bedroom	8'9 x 9'9			x			x
Main	Bedroom	8'11 x 11'10			x			x
Bsmt	Bedroom	10'9 x 14'4			x			x
Bsmt	Bedroom	14' x 12'9			x			x
Bsmt	Family Room	27'7 x 14'7			x			x
Bsmt	Steam Room	10'8 x 8'5			x			x

Finished Floor (Main): **1,423**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,423**  
 Finished Floor (Total): **2,846 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,846 sq. ft.**

# of Rooms: **10**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **None**  
 Crawl/Bsmt. Height: \_\_\_\_\_  
 Beds in Basement: **2** Beds not in Basement: **3**  
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	3	Yes
3	Bsmt	4	No
4			
5			
6			
7			
8			

Outbuildings  
 Barn: \_\_\_\_\_  
 Workshop/Shed: \_\_\_\_\_  
 Pool: \_\_\_\_\_  
 Garage Sz: **23'6 X 22'5**  
 Grg Dr Ht: **8'**

Listing Broker(s): **RE/MAX Action Realty Inc**

**Fantastic family home with an oversized heated garage & concrete driveway perfect for the RV! However, there's also alley access with this fully-fenced yard with mature trees, large deck & two sheds for added storage! The house has all the whistles too, with hardwood flooring, an open kitchen with a large island & pantry, windows that surround the space with natural light & a fireplace in the living room that'll take the chill off in the evening! Three bedrooms with two full baths up, and two huge bedrooms down, with a large family/games room & another full bath with a soaker jet tub & separate shower; this is a must see home at this price!**



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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2450570**

Board: N

House with Acreage

**29512 COLLEYMOUNT ROAD**Burns Lake (Zone 55)  
Burns Lake - Rural South  
VOJ 1E2

Residential Detached

**\$379,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$379,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1951</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>2</b>	Age: <b>69</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>1</b>	Zoning: <b>N/A</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$879.44</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>009-451-773</b>
			Tour:

View: **Yes: FRANCOIS LAKE**

Complex / Subdiv:

Services Connected: **Electricity, Lagoon, Water**Sewer Type: **Lagoon**

Style of Home: **Basement Entry**  
Construction: **Log**  
Exterior: **Log**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Other**  
Fuel/Heating: **Forced Air, Geothermal, Wood**  
Outdoor Area: **None**  
Type of Roof: **Metal**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Triple**  
  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **LOT 1, DISTRICT LOT 4549, RANGE 5, COAST DISTRICT, PLAN 7253, EXCEPT PLAN 12153**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Rural Setting, Treed**  
Features: **Dishwasher**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'3 x 13'2			x			x
Main	Kitchen	19'7 x 11'1			x			x
Main	Master Bedroom	14'9 x 12'9			x			x
Main	Bedroom	11'6 x 11'9			x			x
Main	Porch (enclosed)	6' x 5'3			x			x
Main	Dining Room	11' x 11'			x			x
Main	Bedroom	19'6 x 11'			x			x
Main	Bedroom	19'5 x 12'			x			x
Below	Cold Room	7'2 x 5'4			x			x
Below	Other	6'5 x 11'9			x			x

Finished Floor (Main):	<b>1,372</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>594</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn: <b>9'7X15'8</b>
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Main	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,966 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>24X42</b>
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>1,372</b>	Basement: <b>Unfinished</b>	6				
Grand Total:	<b>3,338 sq. ft.</b>	Beds not in Basement: <b>4</b>	7				
			8				

Listing Broker(s): **Royal LePage Aspire Realty**

**This exceptional 47 acre property has been meticulously cared for. Practical and comfortable rural living beautifully located on the north side of Francois Lake 29 km west of the Ferry landing. Spectacular lake views, mature forest lands, grassy meadows are common place. Well maintained 1372 sq ft log home on a full basement with 3 bay detached garage completes the package. Geothermal heat, 20KW propane powered back generator, large fenced garden site and an endless supply of fresh cold water compliment this lifestyle living choice. True value found here.**





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KINFOLK

REAL ESTATE

**Active**  
**R2508164**

Board: N

House with Acreage

**19244 PRESPATOU ROAD**

Fort St. John (Zone 60)

Fort St. John - Rural W 100th

VOC 2S0

Residential Detached

**\$570,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$570,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>10</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>3</b>	Zoning: <b>P</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$0.00</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>018-390-650</b>
			Tour:

View: **Yes: VALLEY**

Complex / Subdiv:

Services Connected: **Electricity**Sewer Type: **Lagoon**Style of Home: **Rancher/Bungalow**Construction: **Log**Exterior: **Wood**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **1**Fireplace Fuel: **Wood**Water Supply: **Well - Drilled**Fuel/Heating: **Electric, Forced Air, Wood**Outdoor Area: **Patio(s)**Type of Roof: **Metal**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: **0**  
Parking: **Open, RV Parking Avail.**Parking Access: **Front, Rear**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Mixed**Legal: **LOT 1, SECTION 25, TWN 113, W6M, PRDP PGP 37451**Amenities: **None**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 12'	Above	Bedroom	12' x 12'			x
Main	Living Room	20' x 15'	Above	Bedroom	12' x 12'			x
Main	Office	8' x 12'	Above	Bar Room	12' x 12'			x
Above	Bedroom	12' x 12'	Above	Bedroom	12' x 12'			x
Above	Bedroom	12' x 12'	Bsmt	Family Room	30' x 15'			x
Above	Bedroom	12' x 12'	Bsmt	Office	20' x 10'			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	12' x 12'			x			x
Above	Bedroom	12' x 12'			x			x

Finished Floor (Main):	<b>4,080</b>
Finished Floor (Above):	<b>2,000</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>4,080</b>
Finished Floor (Total):	<b>10,160 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>10,160 sq. ft.</b>

# of Rooms:	<b>16</b>
# of Kitchens:	<b>1</b>
# of Levels:	<b>2</b>
Suite:	<b>None</b>
Crawl/Bsmt. Height:	
Beds in Basement:	<b>0</b>
Beds not in Basement:	<b>10</b>
Basement:	<b>Partly Finished</b>

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>No</b>
2	<b>Above</b>	<b>4</b>	<b>No</b>
3	<b>Bsmt</b>	<b>3</b>	<b>No</b>
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Century 21 Energy Realty**

**Unique acreage in Montney with tons of different possibilities. Over 10,000 sqft log cabin spread over 3 floors includes 10 bedrooms, multiple bathrooms, fully equipped commercial kitchen, large foyer, huge meeting room and plenty of offices and storage space. A second home also resides on the property with 4 bedrooms and 2 bath. Great open areas and walking trails through the trees. Horse pen and tack shed as well as fenced area for other animals. Numerous other out buildings and a rock climbing wall! Previously operated as a kids camp, this could be a great venue for hosting weddings and other activities, or turn it into a b&b!**



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KINFOLK

REAL ESTATE

**Active**  
**R2474527**

Board: N

House with Acreage

### 1706 VIEW DRIVE

Quesnel (Zone 28)

Red Bluff/Dragon Lake

V2J 6G1

Residential Detached

**\$675,000** (LP)

(SP)

Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$689,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1996</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>4</b>	Age: <b>24</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RR2</b>
Flood Plain: <b>Exempt</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,886.85</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-579-112</b>
			Tour: <a href="#">Virtual Tour URL</a>
View:	<b>Yes: DRAGON LAKE</b>		
Complex / Subdiv:	<b>DRAGON LAKE</b>		
Services Connected:	<b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type:	<b>Septic</b>		

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>10</b>	Covered Parking: <b>5</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>DetachedGrge/Carport, Garage; Double</b>		
Exterior: <b>Vinyl</b>	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: <b>Preserved Wood</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Reno. Year: <b>2019</b>		
Renovations: <b>Completely</b>	R.I. Plumbing:		
# of Fireplaces: <b>1</b>	R.I. Fireplaces:		
Fireplace Fuel: <b>Natural Gas</b>	Property Disc.: <b>Yes</b>		
Water Supply: <b>Well - Drilled</b>	PAD Rental:		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Leased: <b>No</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Fixtures Rmvd: <b>No</b>		
Type of Roof: <b>Asphalt</b>	Floor Finish: <b>Mixed</b>		
	Metered Water:		

Legal: **LOT 5 PLAN PGP29608 DISTRICT LOT 7253 CARIBOO LAND DISTRICT**Amenities: **Barn, Storage, Workshop Detached**Site Influences: **Marina Nearby, Paved Road, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Kitchen</b>	<b>21'7" x 11'4"</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>13' x 18'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>13' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>16' x 14'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>12'6" x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>12' x 11'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Bedroom</b>	<b>11' x 14'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Recreation Ro...</b>	<b>27' x 25'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,854</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>1,854</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>5</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3	<b>Main</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>3,708 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Garage Sz:
	Beds in Basement: <b>1</b>	5				Grg Dr Ht: <b>6644</b>
	Beds not in Basement: <b>3</b>	6				
Unfinished Floor: <b>0</b>	Basement: <b>Full, Fully Finished</b>	7				
Grand Total: <b>3,708 sq. ft.</b>		8				

Listing Broker(s): **RE/MAX Quesnel Realty (1976)**

**It's everything you've dreamed of, with breathtaking views of Dragon Lake! This timeless rancher with walk-out daylight basement has been almost 100% renovated and sits on a gorgeous 7.41 acres, perfectly set up for the horse-lover. Riding area for barrels or roping, fenced paddocks, shelter and tack shop, along with a 3-bay semi-finished shop to cover your toys and do the wrenching in. The home has been renovated from top to bottom, including: flooring; paint; trim; bathrooms; kitchen, roof & hot water tank. Three bedrooms on the main, with open-concept formal dining and a breakfast nook. Massive rec room, plus 1 bedroom and 1 bath down--and its own separate entry. High-efficiency natural gas furnace and some updated plumbing to top it off.**