



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2303779
Board: N
House/Single Family

9304 96 AVENUE
Fort St. John (Zone 60)
Fort St. John - City SE
V1J 1K2

Residential Detached
\$219,900 (LP)
(SP)



Sold Date:	Frontage (feet):	136.00	Original Price: \$219,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1977
Depth / Size: 59.9	Bathrooms:	2	Age: 41
Lot Area (sq.ft.): 8,146.00	Full Baths:	2	Zoning: R2
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,432.00
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-320-211
			Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stone, 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: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **DetachedGrge/Carport**
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: **Wall/Wall/Mixed**

Legal: **LOT 10, BLOCK 1, SECTION 31, TOWNSHIP 83, RANGE 18, WEST OF THE SIXTH MERIDIAN, PEACE RIVER DISTRICT, PLAN 8181**

Amenities: **None**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby, Treed**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'5 x 13'5			x			x
Main	Dining Room	13'11 x 9'5			x			x
Main	Kitchen	12'3 x 11'6			x			x
Main	Master Bedroom	14'5 x 9'3			x			x
Main	Bedroom	9'4 x 9'2			x			x
Main	Bedroom	12'1 x 7'5			x			x
Main	Laundry	8'5 x 5'7			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,400	# of Rooms:	7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	1,400 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5				24' X 25'
Unfinished Floor:	0	Basement:	Crawl	6				Door Height:
Grand Total:	1,400 sq. ft.			7				
				8				

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

Great investment property centrally located! This 3-bed/2-bath home is located on a large corner lot close to schools and all amenities! Bring your ideas and make this well priced property your own. This home features large living room space with fireplace, open wrap-around kitchen and a bright dining room with solid wood, built-in cabinets and updated windows throughout. Bonus 24' x 25' double detached garage! Bring your offers & ideas! This property could easily be a great family home or an amazing investment opportunity!



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Active
R2302151
Board: N
House/Single Family

66 MELDRUM STREET

Kitimat (Zone 89)
Kitimat
V8C 2L3

Residential Detached

\$269,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$269,900
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1978
Depth / Size: 0	Bathrooms:	4	Age: 40
Lot Area (sq.ft.): 14,210.00	Full Baths:	2	Zoning: R1-A
Flood Plain:	Half Baths:	2	Gross Taxes: \$2,974.34
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 006-723-080
			Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Wood**
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:

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, 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, Tile, Wall/Wall/Mixed**

Legal: **LOT 10 BLOCK 180 DISTRICT LOT 6156 RANGE 5 COAST DISTRICT PLAN 8838**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'1 x 11'7	Bsmt	Storage	13'2 x 9'4			x
Main	Dining Room	14'8 x 11'6			x			x
Main	Living Room	19'1 x 13'8			x			x
Main	Master Bedroom	11'11 x 11'7			x			x
Above	Bedroom	11'8 x 10'8			x			x
Above	Bedroom	11'9 x 11'1			x			x
Bsmt	Bedroom	12'3 x 10'10			x			x
Bsmt	Laundry	9'6 x 7'5			x			x
Bsmt	Bedroom	11'1 x 10'1			x			
Bsmt	Recreation	19'4 x 13'4			x			

Finished Floor (Main): **1,340**
Finished Floor (Above): **392**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,340**
Finished Floor (Total): **3,072 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,072 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **3**
Basement: **Full**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **23' X 19'**
Door Height:

Listing Broker(s): **RE/MAX Kitimat Realty**

Family homes in this area don't come up all that often! Sitting on over 14,000 sq ft, this 3000 sq ft home is perfect for a growing family who's looking to add their own touches and make the home their own. With 5 bedrooms, 4 bathrooms, and a huge kitchen / dining / living area on the main floor, there is loads of space for the whole family. RV parking and a huge 23 'x 19' garage are just great additions to the whole package!!



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Active
R2301422
 Board: N
 House/Single Family

2482 BERNARD ROAD
 PG City South (Zone 74)
 St. Lawrence Heights
 V2N 5M1

Residential Detached
\$239,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$239,900
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1995
Depth / Size: 0.00	Bathrooms:	1	Age: 23
Lot Area (sq.ft.): 10,871.00	Full Baths:	1	Zoning: RS2
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,577.01
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 019-209-941
			Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **1** Parking Access:
 Parking: **Garage; 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: **Wall/Wall/Mixed**

Legal: **LOT A DISTRICT LOT 754 CARIBOO DISTRICT PLAN PGP38878**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'6" x 14'			x			x
Main	Eating Area	5'6" x 9'6"			x			x
Main	Living Room	11' x 14'8"			x			x
Main	Laundry	5' x 10'			x			x
Main	Bedroom	10' x 11'4"			x			x
Main	Bedroom	8'5" x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	936	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	936 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 13 x 25
		Beds in Basement: 0 Beds not in Basement: 2	5				Door Height:
Unfinished Floor:	936	Basement: Unfinished	6				
Grand Total:	1,872 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Centre City Realty**

RE/MAX Centre City Realty

Location, location, location! Located at the end of Bernard beside the path that meets up with Domano. On a lot that is over 10,000 square feet your imagination will run wild with ideas! This 1995 home could use a few renovations but it is great value for the dollar.



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Active
R2300468

Board: N
Manufactured with Land

3329 MCCONACHIE CREEK ROAD

Fort Nelson (Zone 64)
Fort Nelson - Rural
VOC 1R0

Residential Detached

\$249,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$249,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2011
Depth / Size: 0	Bathrooms:	2	Age: 7
Lot Area (sq.ft.): 0.00	Full Baths:	2	Zoning: A-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$1,411.70
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-105-396
			Tour:

View: **Yes: MCCONACHIE VALLEY**

Complex / Subdiv:

Services Connected: **Electricity, Lagoon**

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Other**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **Other**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single, Open**

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: **DISTRICT LOT 3329, PEACE RIVER DISTRICT CSA - MS1510**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 12'6			x			x
Main	Dining Room	12'6 x 9'			x			x
Main	Living Room	15'6 x 12'6			x			x
Main	Master Bedroom	17' x 12'6			x			x
Main	Bedroom	12'6 x 10'6			x			x
Main	Bedroom	12'6 x 10'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,456	# of Rooms:	6	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4		No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4		Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,456 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz: 16' X 32'
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5						Door Height:
Grand Total:	1,456 sq. ft.	Basement: None		6						
				7						
				8						

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

Spectacular! Enjoy living in wide open spaces, both inside the home and out. The stunning 2011 home boasts a gorgeous kitchen, loaded with extras, open to a spacious living room. All 3 bedrooms are generously sized and the master has a walk-in closet plus a full ensuite bath with soaker tub. Step out the back door and onto a fabulous wrap-around deck with a view to take your breath away. On 310 acres of beautiful farm land, this package is a rare find at a great price!



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Active
R2300104

Board: N
House with Acreage

5407 STRIEGLER ROAD

Vanderhoof And Area (Zone 56)
Vanderhoof - Rural
VOJ 3A2

Residential Detached

\$199,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$199,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1969
Depth / Size: 0	Bathrooms:	3	Age: 49
Lot Area (sq.ft.): 0.00	Full Baths:	2	Zoning: H1
Flood Plain:	Half Baths:	1	Gross Taxes: \$1,662.67
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 023-671-998
			Tour:

View: **Yes: VIEW ACROSS FARM LAND**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Brick, Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Preserved Wood**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **Well - Drilled**
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

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: **Yes: COURT ORDERED SALE**
Floor Finish: **Mixed**

Legal: **LOT A SECTION 29 TOWNSHIP 11 RANGE 5 COAST DISTRICT PLAN PRP14960**

Amenities: **Barn, Storage**

Site Influences: **Gravel Road, Rural Setting, Shopping Nearby**
Features: **Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 18'6	Bsmt	Bedroom	10' x 13'			x
Main	Dining Room	9'4 x 10'4	Bsmt	Other	15'4 x 16'9			x
Main	Kitchen	12'2 x 18'8	Bsmt	Office	7' x 11'			x
Main	Master Bedroom	10'6 x 12'6	Above	Loft	14' x 26'			x
Main	Bedroom	9'6 x 9'9			x			x
Main	Utility	6'10 x 8'10			x			x
Main	Foyer	5'9 x 8'			x			x
Main	Conservatory	11'4 x 12'10			x			x
Main	Other	7' x 16'			x			
Bsmt	Bedroom	10'7 x 11'6			x			

Finished Floor (Main):	1,672	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	312	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	1,000	Suite: None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,984 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2 Beds not in Basement: 2	5				Door Height:
Grand Total:	2,984 sq. ft.	Basement: Part, Partly Finished	6				
			7				
			8				

Listing Broker(s): **Royal LePage Home Central**

Restoration Project Check out this Home on 9.88 Acres. See how You can Restore this Home. This is an Ideal location for those who Enjoy Life in the Country but also Enjoy the Convenience of being Close to Town. Open style floor plan to the Home with bonus room above the garage. This Picturesque Property comes with a Hip roof style animal barn and other outbuildings. Murray Creek runs through this Attractive Acreage.



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Active
R2300072

Board: N
House/Single Family

5355 WILLOW ROAD

Fort Nelson (Zone 64)
Fort Nelson -Town
VOC 1R0

Residential Detached

\$74,000 (LP)

(SP)



Sold Date:	Frontage (feet):	120.00	Original Price: \$74,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1979
Depth / Size: 60	Bathrooms:	3	Age: 39
Lot Area (sq.ft.): 0.00	Full Baths:	3	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$1,883.23
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 004-498-135
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

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:

Legal: **LOT 139 DISTRICT LOT 1535 PEACE RIVER DISTRICT PLAN 21841**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 8'			x			x
Main	Dining Room	13'6 x 10'			x			x
Main	Living Room	14' x 11'			x			x
Main	Master Bedroom	11'9 x 11'4			x			x
Main	Bedroom	9'10 x 8'4			x			x
Main	Bedroom	12'6 x 8'4			x			x
Bsmt	Recreation	20'5 x 11'3			x			x
Bsmt	Office	13'4 x 9'11			x			x
Bsmt	Family Room	20'5 x 10'9			x			x
		x			x			

Finished Floor (Main):	1,206	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,008	Suite:	None	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,214 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Grand Total:	2,214 sq. ft.	Basement: Full, Fully Finished		6				
				7				
				8				

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

A diamond in the rough...Here is a home that will offer ample space for comfortable family living. First, attend to items that need repair or up-keep. Then, show this home a little love inside. The main floor features a sunken living room with sliding glass doors to the backyard. The galley kitchen is adjacent to a bright dining room. Three bedrooms include a master with 3-piece ensuite. Downstairs you will find a rec room, family room, and office or possible 4th bedroom. Start making your plans without delay.



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Active
R2298888
Board: N
Manufactured

102 9207 82 STREET

Fort St. John (Zone 60)
Fort St. John - City SE
V1J 5G5

Residential Detached

\$29,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$29,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1978
Depth / Size: 0	Bathrooms:	1	Age: 40
Lot Area (sq.ft.): 0.00	Full Baths:	1	Zoning: R4
Flood Plain: No	Half Baths:	0	Gross Taxes: \$516.92
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 800-124-032
			Tour:

View: **No :**
Complex / Subdiv: **SOUTHRIDGE MOBILE HOME PARK**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Vinyl**
Foundation: **Other**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Metal**

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Open, Visitor Parking**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Leasehold not prepaid-NonStrata**

Property Disc.: **Yes**
PAD Rental: **\$500.00**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Legal: **MHR 76770 CSA 3752 1978 14' X 70' CASCADE**

Amenities: **In Suite Laundry, Independent living, Storage**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'6			x			x
Main	Kitchen	13' x 8'			x			x
Main	Dining Room	9' x 7'10			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	9' x 7'			x			x
Main	Porch (enclosed)	7'10 x 7'			x			x
Main	Laundry	6' x 4'			x			x
		x			x			
		x			x			

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

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

Check out this awesome starter home with 3 large bedrooms and loads of updates! This mobile home has newer siding, window, drywall throughout the main living area, a newer kitchen, and the bathroom has a newer soaker tub, tile surround, tile floor and vanity! There's still a bit more work to finish this home, but a great place to put some sweat equity into your first home - as a bit of paint and flooring will go a long way here. The yard is fully fenced with a privacy fence. There's a large deck and a shed for added storage. The driveway is paved and extra long for more parking than average in the park. This is definitely a home to look at. Your mortgage payment will be way less than your rent - or even your car payment!



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Active
R2297350
Board: N
House/Single Family

10404 112 AVENUE

Fort St. John (Zone 60)
Fort St. John - City NW
V1J 2W7

Residential Detached

\$279,900 (LP)

(SP)



Sold Date: Frontage (feet): **74.00** Original Price: **\$289,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1974**
Depth / Size: **115** Bathrooms: **2** Age: **44**
Lot Area (sq.ft.): **8,515.00** Full Baths: **2** Zoning: **R1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,063.07**
Rear Yard Exp: **North** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-645-989**
Tour: **Virtual Tour URL**

View: **No :**
Complex / Subdiv:
Services Connected: **Community**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Block**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, 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 : COURT SALE**
Floor Finish: **Mixed**

Legal: **LOT 9 BLOCK 2 SECTION 1 TOWNSHIP 84 RANGE 19 W6M PEACE RIVER DISTRICT PLAN 16986**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 11'11	Bsmt	Storage	8' x 7'9			x
Main	Kitchen	10'11 x 8'	Bsmt	Office	7'8 x 9'11			x
Main	Dining Room	8'7 x 11'4			x			x
Main	Porch (enclosed)	9'5 x 3'9			x			x
Main	Master Bedroom	12'5 x 8'9			x			x
Main	Bedroom	11'3 x 8'10			x			x
Main	Bedroom	10'10 x 8'10			x			x
Bsmt	Recreation	24'1 x 10'6			x			x
Bsmt	Bedroom	10'8 x 7'9			x			
Bsmt	Utility	16' x 11'			x			

Finished Floor (Main):	1,096	# of Rooms:	12	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Bsmt	3	No			Workshop/Shed:
Finished Floor (Basement):	1,096	Suite:	None	3						Pool:
Finished Floor (Total):	2,192 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 3	5						Door Height:
Grand Total:	2,192 sq. ft.	Basement: Full		6						
				7						
				8						

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

A home for you in the Finch area, across from a play park! This 4-bedroom, 2-bathroom has space for all. The home has bedrooms, full bathroom, living, dining area, and the kitchen on the main floor. In the basement is the 4th bedroom, an office, laundry area and rec room. The backyard is landscaped and fenced. Subject to Court Approval.



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Active
R2297523

Board: N
House with Acreage

6531 253 ROAD

Fort St. John (Zone 60)
Fort St. John - Rural E 100th
VOC 1C0

Residential Detached

\$349,200 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$349,200
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 9999
Depth / Size: 0	Bathrooms:	3	Age: 999
Lot Area (sq.ft.): 0.00	Full Baths:	2	Zoning: A2
Flood Plain:	Half Baths:	1	Gross Taxes: \$1,046.73
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 027-207-170
			Tour:
View:	No :		
Complex / Subdiv:			
Services Connected:	Electricity, Lagoon		

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **Cistern**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **2** Parking Access:
Parking: **Add. Parking Avail., Garage; Double**

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: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 1 SECTION 18 TOWNSHIP 83 RANGE 17 PEACE RIVER DISTRICT PLAN BCP32433**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18'3 x 11'1			x			x
Main	Living Room	10'12 x 23'3			x			x
Main	Master Bedroom	11'1 x 12'5			x			x
Main	Bedroom	9'4 x 9'3			x			x
Main	Bedroom	11'2 x 9'4			x			x
Below	Bedroom	10'7 x 17'5			x			x
Below	Recreation	20'8 x 10'6			x			x
Below	Laundry	12'7 x 10'5			x			x
Below	Den	6'9 x 10'1			x			x
		x			x			

Finished Floor (Main):	1,336	# of Rooms:	9	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4		No		Barn:
Finished Floor (Below):	1,248	# of Levels:	2	2	Main	2		Yes		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Below	3		No		Pool:
Finished Floor (Total):	2,584 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5						Door Height:
Grand Total:	2,584 sq. ft.	Basement: Partly Finished		6						
				7						
				8						

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

Convenient and quiet location with 4.49 acres to Baldonnel Elementary School and easy access to the highway and close to Fort St. John. Enjoy the rich & warm hardwood floors throughout the living area on the main floor open to the large kitchen with plenty of space for a chef to create.



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Active
R2296890

Board: N
Manufactured with Land

10407 98 STREET

Fort St. John (Zone 60)
Taylor
VOC 2K0

Residential Detached

\$189,000 (LP)

(SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$199,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1998
Depth / Size: 130.00	Bathrooms:	2	Age: 20
Lot Area (sq.ft.): 13,000.00	Full Baths:	2	Zoning: R1
Flood Plain:	Half Baths:	0	Gross Taxes: \$1,735.19
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 023-242-485
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Modular/Prefab**
Exterior: **Vinyl**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

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

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: **PL PGP22007 BLK 5 LD 44 SEC 36 TWP 82 RNG 18 MER 6. PARCEL A, MERIDIAN W6, (PJ40826). MHR 084023 CSA 31967**

Amenities: **None**

Site Influences: **Golf Course Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 26'			x			x
Main	Living Room	13'9 x 29'4			x			x
Main	Master Bedroom	13'10 x 10'8			x			x
Main	Bedroom	10'6 x 9'			x			x
Main	Bedroom	10'6 x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,102	# of Rooms:	5	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4		No		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,102 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5						Door Height:
Unfinished Floor:	0	Basement: None		6						
Grand Total:	1,102 sq. ft.			7						
				8						

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

This modular home offers a spacious kitchen with pantry. Three bedrooms, 2 bathrooms and approx. 1102 sq. ft. of living space. There is a good-sized master bedroom with a 3 piece ensuite. The roof was done approx. 3 years ago. Deck at the back leading to an extra large lot - 100' x 130'. Located close to the Lone Wolfe golf course. With some TLC, this could be a great starter home.



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Active
R2295711

Board: N
Manufactured with Land

13360 WRIGHT ROAD

Fort St. John (Zone 60)
Lakeshore
V1J 4M7

Residential Detached

\$634,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$669,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2013
Depth / Size: 0	Bathrooms:	3	Age: 5
Lot Area (sq.ft.): 0.00	Full Baths:	3	Zoning: R1
Flood Plain:	Half Baths:	0	Gross Taxes: \$2,874.00
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 004-546-822
			Tour:
View: No :			
Complex / Subdiv: ASPEN RIDGE			
Services Connected: Electricity, Lagoon, Natural Gas			

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Hardi Plank			
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Title to Land: Freehold NonStrata		
Renovations:	Property Disc.: No		
# of Fireplaces: 0	PAD Rental:		
Fireplace Fuel:	Fixtures Leased: No :		
Water Supply:	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Natural Gas, Other	Floor Finish: Laminate, Tile, Vinyl/Linoleum		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **LOT 4 SECTION 24 TOWNSHIP 84 RANGE 20 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 28096 MHR - MD8322 CSA 098802**

Amenities: **Workshop Detached**

Site Influences: **Golf Course Nearby, Private Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	22'6 x 16'5	Bsmt	Bedroom	13' x 11'2			x
Above	Eating Area	12'10 x 13'2			x			x
Above	Kitchen	12'10 x 13'2			x			x
Above	Master Bedroom	18'9 x 12'10			x			x
Above	Bedroom	9'5 x 11'7			x			x
Above	Bedroom	12'10 x 11'10			x			x
Above	Walk-In Closet	6'2 x 7'5			x			x
Below	Family Room	34'7 x 17'7			x			x
Below	Recreation	25'9 x 28'8			x			x
Bsmt	Bedroom	8'1 x 13'11			x			

Finished Floor (Main): 1,701	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Above	4	Yes	Barn:
Finished Floor (Below): 1,701	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Below	4	No	Pool:
Finished Floor (Total): 3,402 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 30' X 30'
	Beds in Basement: 2	5				Door Height: 10'
Unfinished Floor: 0	Beds not in Basement: 3	6				
Grand Total: 3,402 sq. ft.	Basement: Fully Finished, Separate Entry	7				
		8				

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

5 bedroom, 3 bathroom home on 4.5 acres in Charlie Lake area. This home, built in 2013, is approximately 3402 sq. ft. with a detached 30' x 30' heated shop. Home features a full walk-out basement with 9 ft. ceilings with 2 bedrooms, full bathroom, laundry room, water softener system, family room and rec room. There is in-floor heat as well as forced air heat. The upper level consists of living room, spacious kitchen with dark cupboards and island, eating area, good-sized master bedroom with full ensuite (jetted tub and separate shower), large walk-in closet. Two additional bedrooms on upper floor as well as a mudroom with side entry. Large 63' x 14' deck at the front. The shop has radiant heat and a 10' door. Security system in house and shop. Two sheds, drilled well and lagoon.



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Active
R2294752

Board: N
House/Single Family

10403 112 AVENUE

Fort St. John (Zone 60)
Fort St. John - City NW
V1J 1Y2

Residential Detached

\$280,000 (LP)

(SP)



Sold Date:	Frontage (feet):	10.00	Original Price: \$295,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 9999
Depth / Size: 120	Bathrooms:	3	Age: 999
Lot Area (sq.ft.): 8,400.00	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$2,809.20
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-013-532
			Tour:

View: **No :**
Complex / Subdiv: **FINCH**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
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: **Sundeck(s)**
Type of Roof: **Torch-On**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single, Open**
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: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 7 BLOCK 1 SECTION 1 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 16986**

Amenities: **Air Cond./Central**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'5 x 9'			x			x
Main	Dining Room	11'5 x 8'75			x			x
Main	Living Room	19'5 x 13'4			x			x
Main	Master Bedroom	11'7 x 11'4			x			x
Main	Bedroom	10'5 x 9'7			x			x
Main	Bedroom	11'9 x 8'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,105	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Bsmt	3	No	Pool:
Finished Floor (Total):	1,105 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 14' X 32'
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	1,105	Basement: Full	6				
Grand Total:	2,210 sq. ft.	Beds not in Basement: 3	7				
			8				

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

Looking for an affordable house in a great northwest location? Look here! Cul-de-sac at the end of the street has a kid's playground and the house is in CM Finch School catchment. You will be delighted when you see this solid beauty. It has a beautiful private yard with a patio deck and mature landscaping. It has an attached, single garage that is 32 feet long for your workshop and toys. It has 3 bedrooms up and an unfinished basement that includes a 3 piece bathroom (toilet and shower have been removed).



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Active
R2294921

Board: N
Manufactured with Land

7226 SUMMIT DRIVE

100 Mile House (Zone 10)
Canim/Mahood Lake
V0K 1J0

Residential Detached

\$74,900 (LP)

(SP)



Sold Date:	Frontage (feet):	160.00	Original Price: \$74,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1997
Depth / Size: 200	Bathrooms:	2	Age: 21
Lot Area (sq.ft.): 0.00	Full Baths:	2	Zoning: R1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$1,266.37
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-143-486
			Tour:
View:	No :		
Complex / Subdiv:			
Services Connected:	Electricity, Septic, Water		

Style of Home: **1 Storey, Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Vinyl**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Propane Gas, Wood**
Water Supply: **Other, Well - Drilled**
Fuel/Heating: **Forced Air, Natural Gas, Wood**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking:
Parking: **Open, RV Parking Avail.**

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

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

Parking Access:

Dist. to School Bus:

Legal: **LOT 14, DL 3700 AND 3758 LILLOOET DISTRICT PLAN 21952 MHR #81739 CSA #38357**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 11'2			x			x
Main	Kitchen	14'4 x 11'2			x			x
Main	Laundry	11'7 x 11'2			x			x
Main	Master Bedroom	13'1 x 11'2			x			x
Main	Bedroom	11'2 x 11'			x			x
Main	Bedroom	11'2 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,584	# of Rooms:	6	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4		Yes		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,584 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5						Door Height:
Grand Total:	1,584 sq. ft.	Basement:	None	6						
				7						
				8						

Listing Broker(s): **RE/MAX 100**

3 bedroom, 2 bathroom double-wide located on almost 3/4 acre lot just a short drive from beautiful Canim Lake. This home features a bright, spacious plan with oak kitchen, wood stove and more.



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Active
R2295385

Board: N
House with Acreage

17 CRANBERRY ROAD

Fort Nelson (Zone 64)
Fort Nelson - Rural
VOC 1R0

Residential Detached

\$57,500 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$57,500
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 2007
Depth / Size: 0	Bathrooms:	0	Age: 11
Lot Area (sq.ft.): 0.00	Full Baths:	0	Zoning: RR-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$1,090.27
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 019-022-191
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Septic**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **Cistern**
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

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:

Legal: **LOT 4 DISTRICT LOT 1198 PEACE RIVER DISTRICT PLAN PGP38440**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'7 x 12'5			x			x
Main	Living Room	13'3 x 12'6			x			x
Main	Bedroom	13'7 x 11'3			x			x
Main	Porch (enclosed)	15'6 x 7'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	676	# of Rooms:	4	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	0	No	Barn:
Finished Floor (Below):	0	# of Levels:	1		3				Workshop/Shed: 12' X
Finished Floor (Basement):	0	Suite: None			4				Pool:
Finished Floor (Total):	676 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz: 24' X 32'
Unfinished Floor:	676	Beds in Basement: 0	Beds not in Basement: 1		6				Door Height:
Grand Total:	1,352 sq. ft.	Basement: Full, Unfinished			7				
					8				

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

Get away from it all! This charming 1-bedroom home sits on 4.94 acres of land just 15 minutes outside o Fort Nelson. There's a 32'x24' garage and plenty of parking space; and the cleared land is mostly level. There's packed gravel in place for a future shop. A new septic system was installed in recent years. It's affordable, and it's waiting for you!!