



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
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Active
R2809569
Board: N
House/Single Family

5307 AIRPORT DRIVE

Fort Nelson
Fort Nelson -Town
VOC 1R0

Residential Detached

\$86,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$110,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1965**
Frontage(feet): **150.00** Bathrooms: **2** Age: **59**
Frontage(metres): **45.72** Full Baths: **2** Zoning: **CC**
Depth / Size: **150** Half Baths: **0** Gross Taxes: **\$2,223.64**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.52** P.I.D.: **028-744-829** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single, Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 1 DISTRICT LOT 1574 PEACE RIVER DISTRICT PLAN EPP15621**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,010	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	13'6" x 8'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'6" x 11'6"			x	Main 4
Finished Floor (Below):	0	Main	Living Room	16' x 15'			x	Bsmt 4
Finished Floor (Basement):	600	Main	Bedroom	23' x 11'			x	
Finished Floor (Total):	1,610sq. ft.	Bsmt	Bedroom	16' x 10'6"			x	
Unfinished Floor:	0	Bsmt	Storage	12'6" x 11'			x	
Grand Total:	1,610sq. ft.	Bsmt	Laundry	10' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Full, Partly Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Park-like setting in the heart of town! This cozy home is just the right size for empty-nesters or a young family just starting out. Several updates have been lovingly completed over the years including windows, shingles, and a gorgeous kitchen. The home sits on a half-acre lot, and comes with a single detached garage suitable for storage or working on projects. This property has Commercial Core zoning, which opens a world of possibilities for home-based business, boutique retail, offices, professional services, and more!



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Active
R2768122
Board: N
House/Single Family

323 CROOKED RIVER CRESCENT

Mackenzie
Mackenzie -Town
VOJ 2C0

Residential Detached

\$91,200 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$149,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**
Frontage(feet): **0.00** Bathrooms: **3** Age: **51**
Frontage(metres): Full Baths: **2** Zoning: **R1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$2,601.44**
Lot Area (sq.ft.): **10,908.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.25** P.I.D.: **010-173-609** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas, Wood**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 134, PLAN PGP20179, DISTRICT LOT 3673, CARIBOO LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,219	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	13'8 x 11'8			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 12'2			x	Main	2
Finished Floor (Below):	0	Main	Living Room	18'2 x 13'6			x	Main	4
Finished Floor (Basement):	1,219	Main	Primary Bedroom	11'4 x 11'5			x	Bsmt	3
Finished Floor (Total):	2,438sq. ft.	Main	Bedroom	10'7 x 9'7			x		
Unfinished Floor:	0	Main	Bedroom	10'11 x 11'3			x		
Grand Total:	2,438sq. ft.	Bsmt	Bedroom	10'5 x 8'8			x		
		Bsmt	Den	8'6 x 9'10			x		
		Bsmt	Laundry	10'5 x 9'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Steam Room	8'7 x 10'5			x		
		Bsmt	Flex Room	10'10 x 14'10			x		
Suite: None				x			x		
Basement: Full, Fully Finished				x			x		
Crawl/Bsmt. Height: # of Levels: 2					Registered in MHR?:		PAD Rental:		
# of Kitchens: 1 # of Rooms: 11					MHR#:		CSA/BCE:		
					ByLaw Restrictions:		Maint. Fee:		

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

323 Crooked River Cres is situated on a quiet Crescent, backing onto a nicely treed area. This dwelling has 4 bedrooms, a den, 2.5 bathrooms and a large family room in the lower level. There is an attached single garage for your vehicle, or toys, and an oversized deck off the rear of the dwelling, accessible through the exterior door off the kitchen, for the BBQ and enjoying summer evenings. In the back yard you will find a storage shed, built on a concrete pad, perfect for storing your outdoor items. Measurements taken from BC Assessment, buyer to verify if deemed important.



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Active
R2838692
Board: N
House/Single Family

980 4TH AVENUE

Robson Valley
McBride - Town
VOJ 2E0

Residential Detached

\$122,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$129,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
Frontage(feet): **50.00** Bathrooms: **1** Age: **999**
Frontage(metres): **15.24** Full Baths: **1** Zoning: **RU5**
Depth / Size: **120** Half Baths: **0** Gross Taxes: **\$1,819.15**
Lot Area (sq.ft.): **6,000.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.14** P.I.D.: **013-917-153** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Metal**

Reno. Year: **9999**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **DetachedGrge/Carport**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed, Other**

Legal: **LOT 23 BLOCK 15 DISTRICT LOT 5316 CARIBOO DISTRICT PLAN PGP1373**

Amenities:

Site Influences: **Central Location, Lane Access, Private Setting, Recreation Nearby**

Features: **Storage Shed**

Finished Floor (Main):	1,200	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Bedroom	9'5" x 11'7"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11' x 12'5"			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	11' x 7'6"			x	
Finished Floor (Basement):	0	Main	Foyer	6' x 4'5"			x	
Finished Floor (Total):	1,200sq. ft.	Main	Living Room	19'6" x 11'8"			x	
Unfinished Floor:	0	Main	Kitchen	11' x 11'4"			x	
Grand Total:	1,200sq. ft.	Main	Dining Room	11'2" x 9'8"			x	
		Main	Mud Room	10' x 9'8"			x	
		Main	Utility	6'9" x 11'9"			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Nice layout to home, three bedrooms, good sized living room, kitchen and dining room. Centrally located in McBride BC. Walking distance to all amenities. Covered breezeway from house to adjoining garage/workshop. "Sold as is-where is".



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Active
R2842531
Board: N
House/Single Family

114 SUMMIT CRESCENT

Mackenzie
Mackenzie -Town
VOJ 2C0

Residential Detached

\$189,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$189,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**
Frontage(feet): **0.00** Bathrooms: **3** Age: **51**
Frontage(metres): **0.00** Full Baths: **1** Zoning: **R1**
Depth / Size: **0** Half Baths: **2** Gross Taxes: **\$2,690.55**
Lot Area (sq.ft.): **8,278.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.19** P.I.D.: **007-767-951** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year: Title to Land: **Freehold NonStrata**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Property Disc.: **Yes**
Fireplace Fuel: **Wood** Metered Water: Fixtures Leased: **No :**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: **No** Fixtures Rmvd: **No :**
Outdoor Area: **Fenced Yard** Floor Finish: **Mixed**
Type of Roof: **Asphalt**

Legal: **LOT 198 DISTRICT LOT 3673 CARIBOO DISTRICT PLAN 20179**

Amenities: **Storage**

Site Influences: **Paved Road, Recreation Nearby**
Features: **Other - See Remarks, Storage Shed**

Finished Floor (Main):	614	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	573	Main	Dining Room	9' x 12'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 12'			x	Above 4
Finished Floor (Below):	614	Main	Living Room	16' x 13'2			x	Above 2
Finished Floor (Basement):	573	Above	Primary Bedroom	12' x 14'			x	Below 2
Finished Floor (Total):	2,374sq. ft.	Above	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Above	Bedroom	10' x 9'			x	
Grand Total:	2,374sq. ft.	Below	Bedroom	11' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	19' x 14'			x	
Suite: None				x			x	
Basement: Part, Partly Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 4	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Four level split on large corner lot. Main features living room with w/b fireplace open to dining room and partially updated kitchen. Up with large master with 2pc ensuite, two more bedrooms and full bath. Down from main is 4th bdrm with 2pc bath and large family room. Basement unfinished with workshop area and laundry/storage. Fenced area with shed, single carport and double driveway. Records show Roof and gutters 2020. Being sold As is - Where is. Offers subject to Court approval.



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Active
R2840714
Board: N
House/Single Family

16 TUTU AVENUE

Mackenzie
Mackenzie -Town
VOJ 2C0

Residential Detached

\$190,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$190,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1971**
Frontage(feet): **0.00** Bathrooms: **2** Age: **53**
Frontage(metres): **0.00** Full Baths: **2** Zoning: **R1**
Depth / Size: **0** Half Baths: **0** Gross Taxes: **\$2,551.05**
Lot Area (sq.ft.): **8,947.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.21** P.I.D.: **010-787-496** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **1** Parking Access: **Rear, Side**
Parking: **Add. Parking Avail., DetachedGrge/Carport**
Driveway Finish: **Gravel**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Legal: **LOT 98 DISTRICT LOT 12463 CARIBOO DISTRICT PLAN 18898**

Amenities: **Storage**

Site Influences: **Private Yard, Shopping Nearby**
Features: **Other - See Remarks**

Finished Floor (Main):	481	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'8" x 13'7"			x	Floor #Pcs
Finished Floor (AbvMain2):	562	Main	Kitchen	19'8" x 18'9"			x	Above 4
Finished Floor (Below):	562	Above	Primary Bedroom	19'5" x 13'11"			x	Below 4
Finished Floor (Basement):	481	Above	Bedroom	12' x 9'6"			x	
Finished Floor (Total):	2,086sq. ft.	Below	Bedroom	10'10" x 11'			x	
Unfinished Floor:	0	Below	Bedroom	10'10" x 8'			x	
Grand Total:	2,086sq. ft.	Bsmt	Family Room	19'3" x 13'8"			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Part, Partly Finished								
Crawl/Bsmt. Height:	# of Levels: 4	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Four level split in nice area. Vinyl siding, vinyl windows, copper wiring. 24x16 detached shop, wired and heated. Two bdrms up feature large master and 2nd bdrm plus full bath. Main with living room with gas fireplace, open concept to updated kitchen with island and sliding glass door access to deck. Entrance level with 2bdrms, full bath and laundry. Down with family room with gas FP. Lots of parking. Being sold As is - Where is. Offers subject to court approval.



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Active
R2764564
Board: N
House/Single Family

1126 20TH AVENUE

PG City Central
Connaught
V2L 4A5

Residential Detached

\$199,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$300,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1952**
Frontage(feet): **0.00** Bathrooms: **1** Age: **72**
Frontage(metres): **0.00** Full Baths: **1** Zoning: **RS4**
Depth / Size: **0** Half Baths: **0** Gross Taxes: **\$2,127.75**
Lot Area (sq.ft.): **6,012.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.14** P.I.D.: **011-781-114** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Preserved Wood**

Renovations: **Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year: **2007**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **0** Parking Access: **Front, Rear**
Parking: **Open**
Driveway Finish: **Gravel**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **LOTS 9 & 10 BLOCK 342 DISTRICT LOT 343 CARIBOO DISTRICT PLAN 1268 (011-781-122)**

Amenities:

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

Features:

Finished Floor (Main):	960	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11'6" x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'9" x 9'			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	10'6" x 12'			x	
Finished Floor (Basement):	0	Main	Bedroom	13'3" x 7'4"			x	
Finished Floor (Total):	960sq. ft.	Main	Bedroom	7'6" x 9'6"			x	
Unfinished Floor:	0	Main	Laundry	6' x 10'8"			x	
Grand Total:	960sq. ft.	Main	Porch (enclosed)	4' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Attention first time home buyers and Investors. Cute 3 bedroom and 1 bathroom home close to downtown and Lheidli T'enneh Memorial Park. This Home has a fully fenced yard and was completely renovated top to bottom a few years ago. Photos to be added soon.



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Active
R2760232
Board: N
House/Single Family

9207 99 AVENUE

Fort St. John
Fort St. John - City SE
V1J 5S3

Residential Detached

\$199,900 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **60.00**
Frontage(metres): **18.29**
Depth / Size: **100**
Lot Area (sq.ft.): **6,000.00**
Lot Area (acres): **0.14**
Flood Plain: **No**
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community**
Sewer Type: **City/Municipal**
If new, GST/HST inc?:
Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Rear Yard Exp: **South**
P.I.D.: **004-803-191**
Original Price: **\$258,500**
Approx. Year Built: **1978**
Age: **46**
Zoning: **R2**
Gross Taxes: **\$2,430.96**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water: **Yes**
R.I. Plumbing:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Driveway Finish: **Asphalt**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :Court Ordered Sale**
Floor Finish: **Laminate, Mixed, Vinyl/Linoleum**
Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT2 SECTION 31 TOWNSHIP 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 24032**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,009	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	13'4 x 11'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'6 x 11'4			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	13'2 x 11'			x	Bsmt 3
Finished Floor (Basement):	1,009	Main	Bedroom	10'6 x 9'5			x	
Finished Floor (Total):	2,018sq. ft.	Main	Bedroom	10'6 x 10'			x	
Unfinished Floor:	0	Bsmt	Family Room	24' x 19'			x	
Grand Total:	2,018sq. ft.	Bsmt	Bedroom	12'6 x 14'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Utility	10' x 12'8			x	
Suite:				x			x	
Basement: Full, Fully Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Nice home, needs a bit of TLC. Court ordered sale



Presented by:
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Active
R2825883
Board: N
House/Single Family

1195 20TH AVENUE

PG City Central
Connaught
V2L 4A8

Residential Detached

\$202,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$249,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1960**
Frontage(feet): **0.00** Bathrooms: **1** Age: **64**
Frontage(metres): Full Baths: **1** Zoning: **URS3A**
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,049.07**
Lot Area (sq.ft.): **6,000.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.14** P.I.D.: **013-436-848** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Wood**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2**

Covered Parking:

Parking Access: **Front**

Parking: **Open**

Driveway Finish:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **Yes**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Mixed**

Legal: **LOT 10 BLOCK B DISTRICT LOT 931 CARIBOO DISTRICT PLAN 7544**

Amenities:

Site Influences: **Paved Road**

Features:

Finished Floor (Main):	940	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	10'4 x8'4			x	Floor #Pcs
Finished Floor (AbvMain2):	940	Main	Dining Room	11'5 x9'			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	10' x11'			x	
Finished Floor (Basement):	0	Main	Bedroom	10' x10'			x	
Finished Floor (Total):	1,880sq. ft.	Main	Bedroom	11' x9'5			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,880sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty**

Up for sale is a great little starter home in good area in town. This property is priced way below BC Assessment value and with some work it could be brought back to its former glory. Court ordered sale. "As is where is".



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Active
R2841276
Board: N
House/Single Family

8919 89 STREET

Fort St. John
Fort St. John - City SE
V1J 5B9

Residential Detached

\$217,400 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$230,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1978**
Frontage(feet): **50.00** Bathrooms: **2** Age: **46**
Frontage(metres): **15.24** Full Baths: **2** Zoning: **R-2**
Depth / Size: **150** Half Baths: **0** Gross Taxes: **\$3,030.20**
Lot Area (sq.ft.): **7,500.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.17** P.I.D.: **007-813-554** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Preserved Wood**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front, Rear**
Parking: **DetachedGrge/Carport, Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 17 BLOCK 10 SECTION 31 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP8780**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	876	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	7'8 x 7'8			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16' x 13'5			x	Main	4
Finished Floor (Below):	0	Main	Dining Room	10' x 8'5			x	Below	3
Finished Floor (Basement):	876	Main	Primary Bedroom	11' x 10'8			x		
		Main	Bedroom	10' x 9'			x		
Finished Floor (Total):	1,752sq. ft.	Below	Bedroom	11'3 x 9'6			x		
Unfinished Floor:	0			x			x		
Grand Total:	1,752sq. ft.			x			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
Suite: None				x			x		
Basement: Full				x			x		
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1 # of Rooms: 6		MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

Start your home ownership or investment property journey with this 4 bedroom 2 bath home with a detached garage in the Mathew's Park area. Main floor has a great layout with 2 bedrooms up and 2 bedrooms down with a nice sized family room in the basement. Cute little covered porch in the front and a deck on the back with alley access for your garage! This one is waiting for you to finish the updates started and won't last at this price!



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Active
R2819350

Board: N
House/Single Family

9540 E SYKES ROAD

PG City South West
Hal di
V2N 6G8

Residential Detached

\$219,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$270,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1968**
Frontage(feet): **0.00** Bathrooms: **1** Age: **56**
Frontage(metres): **0.00** Full Baths: **1** Zoning: **AR3**
Depth / Size: **0** Half Baths: **0** Gross Taxes: **\$2,669.26**
Lot Area (sq.ft.): **23,895.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.55** P.I.D.: **012-102-008** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Lagoon, Septic, Water**
Sewer Type: **Lagoon** Water Supply: **Well - Drilled**

Style of Home: **Rancher/Bungalow w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco, Wood**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Pellet**

Fuel/Heating: **Pellet**

Outdoor Area: **Sundeck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:

Parking: **Carport; Multiple**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Vinyl/Linoleum**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 9 DISTRICT LOT 1593 CARIBOO DISTRICT PLAN 15054**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	982	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'5 x 12'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'9 x 7'3			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	8'5 x 8'4			x	
Finished Floor (Basement):	0	Main	Bedroom	9'2 x 8'11			x	
Finished Floor (Total):	982sq. ft.	Main	Primary Bedroom	13'2 x 11'2			x	
Unfinished Floor:	982	Main	Bedroom	13'2 x 9'4			x	
Grand Total:	1,964sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Unfinished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Great opportunity for the first time Buyer and investor! The home sits on 0.55 acres, close to shopping, restaurants and many other amenities. Needs some TLC, huge potential here as the main boasts 3 beds, full 4 piece bath, nice sized living room with access to the front deck and a kitchen/dining area. The basement is unfinished and is awaiting your ideas, plenty of parking outside with a double carport, RV parking if needed and there is plenty of yard space. This is a court ordered sale, "sold as is where is".



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Active
R2834948
Board: N
House/Single Family

2318 OAK STREET

PG City Central
VLA
V2L 2A3

Residential Detached

\$249,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$249,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1970**
Frontage(feet): **50.20** Bathrooms: **2** Age: **54**
Frontage(metres): **15.30** Full Baths: **1** Zoning: **RS4**
Depth / Size: **120.6** Half Baths: **1** Gross Taxes: **\$2,515.12**
Lot Area (sq.ft.): **6,010.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.14** P.I.D.: **014-045-567** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOTS 9 & 10 BLOCK 16 DISTRICT LOT 932 CARIBOO DISTRICT PLAN PGP796 (014-045-591)**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	988	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 8'			x	Main 2
Finished Floor (Below):	0	Main	Primary Bedroom	13' x 10'			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	10' x 9'			x	
		Main	Bedroom	10' x 9'			x	
Finished Floor (Total):	988sq. ft.	Below	Other	29' x 30'			x	
Unfinished Floor:	889			x			x	
Grand Total:	1,877sq. ft.			x			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite: None				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height: # of Levels: 2		Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1 # of Rooms: 6		MHR#:		CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:								

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, great 3 bedroom house, 1.5 baths, some updating. Great starter home.



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Active
R2841040
Board: N
House/Single Family

8147 94 AVENUE

Fort St. John
Fort St. John - City SE
V1J 1E6

Residential Detached

\$266,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$266,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1971
Frontage(feet): 48.97	Bathrooms: 2	Age: 53
Frontage(metres): 14.93	Full Baths: 1	Zoning: R2
Depth / Size: 178.65	Half Baths: 1	Gross Taxes: \$3,118.16
Lot Area (sq.ft.): 8,748.40	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.20	P.I.D.: 013-234-323	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv: ANNOFIELD		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Renovations: **Partly**

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: Covered Parking:

Parking: **DetachedGrge/Carport**

Driveway Finish: **Gravel**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Mixed**

Parking Access: **Lane, Side**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 1, BLOCK 18, PLAN PGP8520, SECTION 32, TOWNSHIP 83, RANGE 18, MERIDIAN W6, PEACE RIVER LAND DISTRICT**

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

Site Influences: **Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby, Treed**

Features:

Finished Floor (Main):	745	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	12' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17' x 12'			x	Main 4
Finished Floor (Below):	745	Main	Primary Bedroom	12' x 9'			x	Bsmt 2
Finished Floor (Basement):	0	Main	Bedroom	11' x 8'			x	
Finished Floor (Total):	1,490sq. ft.	Bsmt	Bedroom	8' x 7'			x	
Unfinished Floor:	0	Bsmt	Family Room	28' x 12'			x	
Grand Total:	1,490sq. ft.	Bsmt	Laundry	8' x 7'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Fully Finished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Lots of potential with this fantastic house in a great area, on a corner lot with a newer 30'x25' detached garage with 10' door, concrete floor, wired & heated. The house has seen many updates over the years as well, to include most windows replaced, most flooring, both bathrooms, paint throughout & the basement is mostly finished with newer laminate, paint & a 2 pce bath. Beautiful mature trees throughout the yard add shade and privacy, with a privacy wooden fence that just needs some tweaking to straighten it out, a huge deck and an above-ground pool that needs to be removed, or a new liner installed so you can thoroughly enjoy our hot summers outdoors!



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Active
R2828205
Board: N
House/Single Family

2235 BEDARD ROAD

PG City North
Hart Highway
V2K 1L4

Residential Detached

\$269,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$310,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1979**
Frontage(feet): **0.00** Bathrooms: **2** Age: **45**
Frontage(metres): Full Baths: **2** Zoning: **RS2**
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,476.56**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.38** P.I.D.: **006-673-643** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Open**
Driveway Finish: **Gravel**
Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **PL 27107 LT B DL 4377 LD 05**

Amenities:

Site Influences: **Cul-de-Sac, Paved Road, Private Yard, Treed**

Features:

Finished Floor (Main):	1,050	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 9'6"			x	Main 4
Finished Floor (Below):	0	Main	Laundry	10' x 8'			x	Bsmt 4
Finished Floor (Basement):	1,050	Main	Primary Bedroom	16' x 10'			x	
Finished Floor (Total):	2,100sq. ft.	Main	Bedroom	15' x 9'			x	
Unfinished Floor:	0	Bsmt	Bedroom	6'6" x 11'6"			x	
Grand Total:	2,100sq. ft.	Bsmt	Family Room	17' x 11'			x	
		Bsmt	Other	11' x 7'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Storage	6'6" x 8'6"			x	
		Bsmt	Bedroom	6'6" x 11'6"			x	
Suite: None				x			x	
Basement: Full				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Great family home 4 bedrooms and 2 full bathrooms located on a .38 acre treed private lot in a great neighbourhood in the Hart only a short drive to SpruceLand and downtown. Bring your ideas and sweat equity this home has a ton of potential.



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Active
R2834957
Board: N
House/Single Family

2375 OAK STREET

PG City Central
VLA
V2L 2A2

Residential Detached

\$290,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **52.90**

Frontage(metres): **16.12**

Depth / Size: **117.4**

Lot Area (sq.ft.): **6,010.00**

Lot Area (acres): **0.14**

Flood Plain: **No**

View: **No :**

Complex/Subdiv:

First Nation Reserve:

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

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:**No**

Bedrooms: **4**

Bathrooms: **2**

Full Baths: **1**

Half Baths: **1**

Rear Yard Exp:

P.I.D.: **015-722-104**

Original Price: **\$290,000**

Approx. Year Built: **1971**

Age: **53**

Zoning: **RS4**

Gross Taxes: **\$2,961.50**

For Tax Year: **2023**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **Rancher/Bungalow w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco, Wood**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel: **None**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard**

Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:

Parking: **Carport; Single**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOTS 35 & 36 BLOCK 15 DISTRICT LOT 932 CARIBOO DISTRICT PLAN 796 (015-722-112)**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main): **1,084**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **458**
Finished Floor (Total): **1,542sq. ft.**
Unfinished Floor: **500**
Grand Total: **2,042sq. ft.**
Flr Area (Det'd 2nd Res): **sq. ft.**

Suite: **None**
Basement: **Partly Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions
Main	Living Room	13' x12'5
Main	Kitchen	9'8 x9'8
Main	Primary Bedroom	13' x11'
Main	Bedroom	7'5 x11'
Main	Bedroom	10'5 x9'5
Bsmt	Bedroom	10' x9'5
Bsmt	Laundry	7' x12'
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions	Bathrooms
		x	Floor #Pcs
		x	Main 2
		x	Main 3
		x	
		x	
		x	
		x	
		x	
		x	

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, 3 bedrooms, central location. Tenant occupied, ideal for investors.



Presented by:
Micky Kandola

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Active
R2834949
Board: N
House/Single Family

2365 OAK STREET

PG City Central
VLA
V2L 2A2

Residential Detached

\$295,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$295,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1971**
Frontage(feet): **46.20** Bathrooms: **2** Age: **53**
Frontage(metres): **14.08** Full Baths: **2** Zoning: **URS3A**
Depth / Size: **117.4** Half Baths: **0** Gross Taxes: **\$2,738.31**
Lot Area (sq.ft.): **6,010.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.14** P.I.D.: **014-169-151** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **0** Parking Access: **Rear**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOTS 33 & 34 BLOCK 15 DISTRICT LOT 932 CARIBOO DISTRICT PLAN 796 (014-169-177)**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	960	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17' x 11'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	18'7 x 8'			x	Main 3
Finished Floor (Below):	960	Main	Primary Bedroom	11'3 x 9'6			x	Below 3
Finished Floor (Basement):	0	Main	Bedroom	11'4 x 8'8			x	
Finished Floor (Total):	1,920sq. ft.	Main	Bedroom	9' x 7'11			x	
Unfinished Floor:	0	Below	Bedroom	10'3 x 9'6			x	
Grand Total:	1,920sq. ft.	Below	Recreation Room	28' x 16'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order Sale. 4 bedroom home, 2 hull baths, ideal starter home.



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Active
R2838403
Board: N
House/Single Family

8011 89 AVENUE

Fort St. John
Fort St. John - City SE
V1J 6V6

Residential Detached

\$349,600 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$380,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1998**
Frontage(feet): **57.80** Bathrooms: **2** Age: **26**
Frontage(metres): **17.62** Full Baths: **2** Zoning: **R2**
Depth / Size: **117.3** Half Baths: **0** Gross Taxes: **\$3,117.65**
Lot Area (sq.ft.): **6,779.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.16** P.I.D.: **007-764-383** Tax Inc. Utilities?: **No**
Flood Plain: **Exempt** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Storm Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:
Total Parking: **9** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 33, PLAN PGP25353, SECTION 32, TOWNSHIP 83, RANGE 18, MERIDIAN W6, PEACE RIVER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features:

Finished Floor (Main):	1,180	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 13'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	7'5 x 13'4			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'10 x 12'5			x	Main 3
Finished Floor (Basement):	0	Main	Utility	5' x 8'4			x	
Finished Floor (Total):	1,180sq. ft.	Main	Primary Bedroom	11'10 x 11'2			x	
Unfinished Floor:	0	Main	Bedroom	9' x 9'10			x	
Grand Total:	1,180sq. ft.	Main	Bedroom	9'10 x 8'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee: \$0.00				
		ByLaw Restrictions: No Restrictions						

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

Welcome! All the updates have been done for you and all you need to do is move in! The home greets you with a lovely front door that leads you into an open concept layout including engineered hardwood flooring, real wood and cellular blinds, tiled entryways and bathroom floors, granite counter tops, tiled backsplash and a beautifully updated bathroom . The primary bedroom has a walk-in closet complete with LED strip back-lighting and a 3pc ensuite with a walk-in shower that is spa-like. Large paved driveway with heated double garage. The back yard boasts a cedar deck and a shed that matches the house!



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Active
R2832962
Board: N
House/Single Family

9723 96 STREET

Fort St. John
Taylor
VOC 2K0

Residential Detached

\$385,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$435,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2006**
Frontage(feet): **0.00** Bathrooms: **2** Age: **18**
Frontage(metres): **0.00** Full Baths: **2** Zoning: **R1**
Depth / Size: **0** Half Baths: **0** Gross Taxes: **\$3,655.75**
Lot Area (sq.ft.): **9,784.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.22** P.I.D.: **023-636-921** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: PEACE RIVER VALLEY**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Sundeck(s)**
Type of Roof: **Fibreglass**

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **DetachedGrge/Carport, Garage; Double, Open**
Driveway Finish: **Asphalt**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes :COURT ORDERED SALE**
Floor Finish: **Tile, Vinyl/Linoleum, Carpet**

Legal: **LOT 34 SECTION 6 TOWNSHIP 83 RANGE 17 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP40302**

Amenities: **None**

Site Influences: **Golf Course Nearby**

Features:

Finished Floor (Main):	1,525	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'10 x 17'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'10 x 13'8			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	12'2 x 8'7			x	Main 3
Finished Floor (Basement):	1,525	Main	Primary Bedroom	16'3 x 15'11			x	
Finished Floor (Total):	3,050sq. ft.	Main	Bedroom	14'2 x 11'1			x	
Unfinished Floor:	0	Main	Laundry	8'1 x 7'3			x	
Grand Total:	3,050sq. ft.	Main	Foyer	7'10 x 7'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Full, Unfinished				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Nice home in Taylor, with 2 bedrooms and 2 bathrooms, large open concept living room/kitchen/dining area. Large garage, unfinished basement. Great view from dining area!



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Active
R2838915
Board: N
House/Single Family

2422 BELLEVUE DRIVE

Williams Lake
Williams Lake - Rural East
V2G 5H2

Residential Detached

\$399,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$420,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1972**
Frontage(feet): **0.00** Bathrooms: **2** Age: **52**
Frontage(metres): **0.00** Full Baths: **1** Zoning: **R2**
Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$3,303.84**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.76** P.I.D.: **012-116-076** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: WILLIAMS LAKE**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **Septic** Water Supply: **Community**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single, Grge/Double Tandem**
Driveway Finish:
Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **LOT 11 DISTRICT LOT 8829 CARIBOO DISTRICT PLAN 14868**

Amenities: **Garden, Green House**

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

Features:

Finished Floor (Main):	1,802	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'2 x 5'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	11'7 x 15'2			x	Main 2
Finished Floor (Below):	0	Main	Bedroom	10'11 x 8'10			x	Main 3
Finished Floor (Basement):	0	Main	Pantry	1'10 x 5'4			x	
Finished Floor (Total):	1,802sq. ft.	Main	Laundry	10'8 x 5'10			x	
Unfinished Floor:	0	Main	Bedroom	11' x 10'7			x	
Grand Total:	1,802sq. ft.	Main	Eating Area	8'10 x 13'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	9'6 x 9'8			x	
		Main	Living Room	13'5 x 24'6			x	
		Main	Family Room	13'1 x 25'1			x	
Suite: None				x			x	
Basement: Crawl				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Interior Properties**

Royal LePage Interior Properties

This rancher style home has 3 bedrooms and 1.5 baths. It is a great place to start a family or downsize. The home is ready for your finishing touches to make this the space you've always desired. There is a single car garage 13.9 x 18.11 and a second larger garage 11.10 x 42.6 with a 14 ft door. A storage shed is located in the backyard along with a greenhouse and garden area. The home is located on 0.76 acres with stunning views of Williams Lake. Coyote Rock Golf Course is located just down the road and only minutes into Williams Lake.



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Active
R2821321
Board: N
House/Single Family

8915 115 AVENUE

Fort St. John
Fort St. John - City NE
V1J 0A5

Residential Detached

\$439,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$469,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2005**
Frontage(feet): **123.00** Bathrooms: **3** Age: **19**
Frontage(metres): **37.49** Full Baths: **3** Zoning: **R1**
Depth / Size: **50.00** Half Baths: **0** Gross Taxes: **\$4,065.12**
Lot Area (sq.ft.): **6,150.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.14** P.I.D.: **026-321-742** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/ Bsmt.** Total Parking: Covered Parking: Parking Access:
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Vinyl** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **Yes**
of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: Metered Water: Fixtures Rmvd: **No** :
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Legal: **LOT 2 SECTION 6 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN BCP18236**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,042	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	15'3" x 12'4"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'9" x 12'4"			x	Main 4
Finished Floor (Below):	1,042	Main	Primary Bedroom	11'7" x 10'10"			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	11'2" x 9'			x	Bsmt 3
Finished Floor (Total):	2,084sq. ft.	Main	Bedroom	10'8" x 8'7"			x	
Unfinished Floor:	0	Bsmt	Bedroom	17'9" x 10'7"			x	
Grand Total:	2,084sq. ft.	Bsmt	Bedroom	11'10" x 9'11"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Family Room	18'2" x 11'11"			x	
		Bsmt	Laundry	12'5" x 6'10"			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Full, Fully Finished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

5 bedroom 3 bathroom home in Panorama Ridge. Fully finished basement with large family room. Nice back deck overlooking the fully fenced yard. Paved driveway, double car garage and mature landscaping. Subject to court approval. Schedule A must accompany all offers.



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Active
R2849078
Board: N
House/Single Family

16 WINDMILL CRESCENT

Williams Lake
Williams Lake - City
V2G 1A9

Residential Detached

\$498,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$498,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2008**
Frontage(feet): **66.00** Bathrooms: **3** Age: **16**
Frontage(metres): **20.12** Full Baths: **2** Zoning: **R1**
Depth / Size: **119** Half Baths: **1** Gross Taxes: **\$5,766.09**
Lot Area (sq.ft.): **7,854.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.18** P.I.D.: **013-408-186** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: WILLIAMS LAKE**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **Cistern**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed**

Legal: **LT 33 DL 8816 LD 05 PL 7704**

Amenities:

Site Influences: **Shopping Nearby**

Features:

Finished Floor (Main):	1,025	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,025	Main	Kitchen	19' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'5" x 12'			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	12' x 12'			x	Above 4
Finished Floor (Basement):	1,025	Main	Foyer	6' x 10'			x	Above 4
Finished Floor (Total):	3,075 sq. ft.	Main	Office	11' x 9'			x	
Unfinished Floor:	0	Above	Primary Bedroom	15'6" x 12'			x	
Grand Total:	3,075 sq. ft.	Above	Bedroom	10'6" x 18'3"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	15'6" x 12'			x	
		Bsmt	Recreation Room	21' x 14'			x	
		Bsmt	Den	12' x 10'			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty**

Nestled in a fantastic neighborhood, this incredible home overflows with quality craftsmanship and custom features. Rich hardwood graces every inch of the main level, setting the stage for a culinary masterpiece in the expansive kitchen. The living room's centerpiece is a captivating fireplace, adding undeniable charm. Ascend to the upper level, where three bedrooms await, accompanied by a spacious ensuite and a luxurious jet tub adjoining the primary bedroom. Efficiency meets elegance with the convenient top-floor laundry. The main floor boasts a versatile fourth bedroom/den. Venture outside to an oasis of privacy in the expertly landscaped backyard, featuring gardens, a tranquil pond, and a convenient storage shed. Relax and take in the cityscape from the panoramic wrap-around deck.



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Active
R2841559
Board: N
House/Single Family

15703 OLD TETE JAUNE ROAD

Robson Valley
Valemount - Rural West
VOE 2Z0

Residential Detached

\$614,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$614,900**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2009**
Frontage(feet): **0.00** Bathrooms: **3** Age: **15**
Frontage(metres): **0.00** Full Baths: **2** Zoning: **RR1**
Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$3,309.94**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **4.02** P.I.D.: **005-352-835** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: MOUNTAIN, PANORAMIC**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Septic, Water**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey**
Construction: **Concrete Frame, Log**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric, Forced Air, Wood**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front, Side**
Parking: **Add. Parking Avail., DetachedGrge/Carport, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **LOT A DISTRICT LOT 5683 CARIBOO DISTRICT PLAN 30380**

Amenities: **Garden**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	1,184	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	16' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Bsmt	Family Room	23' x 20'			x	Main 4
Finished Floor (Below):	0	Main	Living Room	17' x 12'			x	Main 2
Finished Floor (Basement):	1,065	Bsmt	Bedroom	10' x 9'			x	Bsmt 3
Finished Floor (Total):	2,249sq. ft.	Main	Primary Bedroom	12' x 12'			x	
Unfinished Floor:	0	Bsmt	Storage	11' x 10'			x	
Grand Total:	2,249sq. ft.	Main	Laundry	12' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	14' x 12'			x	
Suite: None				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **CENTURY 21 EXECUTIVES REALTY LTD (KAMLOOPS BRANCH)**

Beautiful rural property for sale with stunning views of the Mountains. Fully fenced and cross fenced for your livestock. This property is listed in immaculate condition and features hardwood floors throughout the main floor. Beautiful chefs' kitchen with butcher block island countertop stainless steel double sink and all appliances included with an abundance of electrical outlets throughout the property. The vaulted ceiling gives immense light to this wonderful home and the master suite is fantastic. The back deck has a hot tub for those relaxing moments looking at the mountains. There are three water wells and a large 3 bay shop/barn for your toys and equipment, with hay storage on an upper level. The flat, treed level yard also has a chicken coup and garden boxes.



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
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Active
R2852747
Board: N
House/Single Family

379 BEACH ROAD

Prince Rupert
Skidegate & Sandspit
V0T 1T0

Residential Detached

\$665,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$665,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1980**
Frontage(feet): **100.00** Bathrooms: **2** Age: **44**
Frontage(metres): **30.48** Full Baths: **1** Zoning: **R2**
Depth / Size: **150** Half Baths: **1** Gross Taxes: **\$2,209.74**
Lot Area (sq.ft.): **15,000.00** Rear Yard Exp: **Northeast** For Tax Year: **2023**
Lot Area (acres): **0.34** P.I.D.: **011-499-672** Tax Inc. Utilities?: **Yes**
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: OCEAN**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Heat Pump**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Metal**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single**
Driveway Finish: **Gravel**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 8 DISTRICT LOT 161 QUEEN CHARLOTTE DISTRICT PLAN 4554**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Paved Road, Private Yard, Waterfront Property**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Storage Shed**

Finished Floor (Main):	956	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	752	Main	Living Room	14'1 x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 15'			x	Main 2
Finished Floor (Below):	0	Above	Primary Bedroom	16'2 x 15'			x	Above 4
Finished Floor (Basement):	0	Above	Bedroom	15' x 11'2			x	
Finished Floor (Total):	1,708sq. ft.	Main	Porch (enclosed)	12' x 5'			x	
Unfinished Floor:	0	Main	Porch (enclosed)	12' x 15'			x	
Grand Total:	1,708sq. ft.	Main	Porch (enclosed)	12' x 24'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	16' x 11'1			x	
Suite: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty (Nan)**
(VIREB)

For a Virtual Tour click on the Multimedia Arrow below. This ocean-view property is ideal for aspiring fishing charter entrepreneurs. It's strategically located near a boat launch, featuring a large workshop for boat storage, and an exclusive fish cleaning kitchen. Positioned across from the ocean shoreline, it offers immediate water access for fun water activities. The wrap-around deck is designed for entertaining and enjoying the panoramic ocean views. The spacious kitchen, living, and family rooms provide an inviting and functional space for both daily living and entertaining. Upstairs, two generous bedrooms and a full bathroom provide comfort. Close proximity to the airport, golf resort, and ferry makes it perfect location for a business or as a family or vacation home.