



Presented by:  
**Anthony Ibhahe - PREC**

Royal LePage West Real Estate Services  
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**Active**  
**R2128259**

Board: N  
Row House (Non-Strata)

**463 BEECH CRESCENT**

PG City West (Zone 71)  
Westwood  
V2N 1K8

Residential Attached

**\$110,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.): **0**  
Lot Area (sq.ft.): **2,000.00**  
Flood Plain:  
Approval Req?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View: :

Frontage (feet): **0.00**  
Frontage (metres): **0.00**  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **1**  
Half Baths: **1**  
Maint. Fee:

Original Price: **\$110,000**  
Approx. Year Built: **1971**  
Age: **46**  
Zoning: **RM3**  
Gross Taxes: **\$1,342.42**  
For Tax Year: **2016**  
Tax Inc. Utilities?: **No**  
P.I.D.: **010-861-971**  
Tour:

Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **None**  
Type of Roof: **Torch-On**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Add. Parking Avail., Carport & Garage, Open**  
Locker:  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Tile**

Maint Fee Inc:  
Legal: **LOT 29 BLK 5 DL 8178 CARIBOO DISTRICY PLAN 17368**

Amenities:

Site Influences: **Paved Road**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	11'9 x 10'5			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	9'4 x 9'63			x			x
Main	Kitchen	9' x 10'			x			x
Main	Dining Room	9' x 9'6			x			x
Main	Living Room	19' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>540</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>540</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,080 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict:			5				Door Height:
Unfinished Floor:	<b>540</b>				6				
Grand Total:	<b>1,620 sq. ft.</b>	Basement: <b>Unfinished</b>			7				
					8				

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

**RE/MAX Centre City Realty**

**Great opportunity for purchase your 1st home! 3 bdrms, 1.5 baths, some updating already done - windows, some flooring, some paint. All appointments MUST be confirmed!!! Some notice needed please.**



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**Active**  
**R2061947**

Board: N  
 Townhouse

# 104 1930 4TH AVENUE

PG City Central (Zone 72)  
 Crescents  
 V2M 7B2

Residential Attached

**\$139,900** (LP)

(SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.): **0**  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Approval Req?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Natural Gas, Sanitary Sewer**

Frontage (feet): **0.00**  
 Frontage (metres): **0.00**  
 Bedrooms: **2**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 Maint. Fee: **\$215.00**

Original Price: **\$179,900**  
 Approx. Year Built: **1995**  
 Age: **22**  
 Zoning: **RM2**  
 Gross Taxes: **\$1,853.22**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **023-375-337**  
 Tour:

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

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **0** Parking Access:  
 Parking: **Open**  
 Locker:  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Mixed**  
 Dist. to School Bus:  
 Total Units in Strata: **4**

Maint Fee Inc: **Gardening, Snow removal**  
 Legal: **PLAN PGS214 LOT 4 DL 343 LD 05 STRATA LOT**

Amenities: **None**

Site Influences: **Central Location, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 8'6"			x			x
Main	Living Room	15'6" x 12'			x			x
Above	Master Bedroom	12' x 11'			x			x
Above	Bedroom	12' x 9'6"			x			x
Above	Laundry	5'6" x 3'			x			x
Bsmt	Storage	13' x 8'			x			x
Bsmt	Storage	11'6" x 15'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>550</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>525</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>525</b>	# of Pets:	Cats:	Dogs:	3	Bsmt	3	No	Pool:
Finished Floor (Total): <b>1,600 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>No Restrictions</b>			5				Door Height:
Grand Total: <b>1,600 sq. ft.</b>	Basement: <b>Full, Partly Finished</b>			6				
				7				
				8				

Listing Broker(s): **Royal LePage Prince George**

**Convenient location close to shopping, hospital, downtown, great starter or rental property. Corner gas fireplace and SGD to private patio area. 2 pc bath on main floor. Upstairs is 2 spacious bedrooms and laundry. Downstairs is partly developed with 3 pc bath. Sure wouldn't take much to make this place shine again. Great floor plan, nice and bright with plenty of windows.**



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**Active**  
**R2121178**

Board: N  
 1/2 Duplex

### A 4407 HERITAGE CRESCENT

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

Residential Attached

**\$153,100** (LP)

(SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.): **118.7**  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Approval Req?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone:  
 View: **No :**

Frontage (feet): **29.00**  
 Frontage (metres): **8.84**  
 Bedrooms: **4**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Maint. Fee: **\$0.00**

Original Price: **\$162,000**  
 Approx. Year Built: **2003**  
 Age: **13**  
 Zoning: **RS1**  
 Gross Taxes: **\$1,885.64**  
 For Tax Year: **2016**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **025-885-227**  
 Tour:

Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Locker:  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

Maint Fee Inc: **Other**  
 Legal: **STRATA LOT DISTRICT LOT 1535 PEACE RIVER DISTRICT STRATA PLAN BCS729 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 14'	Bsmt	Bedroom	10' x 11'			x
Main	Dining Room	10'9 x 12'6			x			x
Main	Kitchen	8'10 x 10'4			x			x
Main	Master Bedroom	11'4 x 13'3			x			x
Main	Bedroom	9' x 10'			x			x
Main	Nook	6'10 x 7'3			x			x
Bsmt	Family Room	11' x 14'			x			x
Bsmt	Kitchen	10'4 x 7'			x			x
Bsmt	Laundry	12' x 8'5			x			
Bsmt	Bedroom	9' x 10'			x			

Finished Floor (Main):	<b>907</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>2</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>873</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,780 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>No Restrictions</b>			5				Door Height:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>1,780 sq. ft.</b>	Basement: <b>Full</b>			7				
					8				

Listing Broker(s): **RE/MAX Best Results Realty**

**Split With Personality! This awesome half duplex boasts an in-law suite or home business extraordinaire space! Upstairs offers a terrific, open floor plan, laminate floors, computer nook, 2 bedrooms, full bath, open concept, maple kitchen and separate dining area with doors to deck. The basement was designed and built with gorgeous kitchen and open floor plan, 3rd and 4th bedrooms and full bath. The yard is fenced with fire pit & raised garden and the driveway is concrete. Close to elementary school and shopping and priced to sell!**



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**Active**  
**R2127917**

Board: N  
 1/2 Duplex

## 2417 KALUM STREET

Terrace (Zone 88)  
 Terrace - City  
 V8G 2M2

Residential Attached

**\$155,000** (LP)

(SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.): **257**  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain: **Yes**  
 Approval Req?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone:

Frontage (feet): **39.00**  
 Frontage (metres): **11.89**  
 Bedrooms: **3**  
 Bathrooms: **2**  
 Full Baths: **1**  
 Half Baths: **1**  
 Maint. Fee: **\$0.00**

Original Price: **\$155,000**  
 Approx. Year Built: **1994**  
 Age: **22**  
 Zoning: **R2**  
 Gross Taxes: **\$2,579.39**  
 For Tax Year: **2016**  
 Tax Inc. Utilities?: **Yes**  
 P.I.D.: **018-167-217**  
 Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

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

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: Covered Parking: **1**  
 Parking: **Carport; Single**

Parking Access:

Locker:  
 Dist. to School Bus:  
 Total Units in Strata:

Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**

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

Maint Fee Inc: **Other**  
 Legal: **STRATA LOT 1 DISTRICT LOT 360 RANGE 5 COAST DISTRICT STRATA PLAN PRS58 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Storage**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 11'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Dining Room	7'5 x 7'			x			x
Above	Master Bedroom	16'5 x 10'5			x			x
Above	Bedroom	9'3 x 9'			x			x
Above	Bedroom	9'3 x 8'9			x			x
Above	Laundry	7'5 x 7'			x			x
Above	Storage	8' x 3'			x			x
		x			x			
		x			x			

Finished Floor (Main): <b>680</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>672</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,352 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>No Restrictions</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,352 sq. ft.</b>	Basement: <b>Crawl</b>			7				
				8				

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

**1/2 duplex with a fantastic property. Ideal for the gardener, with plenty of sun exposure, fenced and ready. The lawn is well established and provides room to relax and set up that badminton net, while still offering plenty of space for the garden and pets. Inside find an open kitchen dining area, with the living room nicely separate. Upstairs you will find 3 good sized bedrooms, laundry and storage. 2 bathrooms are handy with the powder room on the main floor nicely accessible for guests. This home is affordable, features a well thought out floor plan, and can be freshened up easily to add value to ownership!**





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**Active**  
**R2114220**

Board: N  
Townhouse

**11337 89A STREET**

Fort St. John (Zone 60)  
Fort St. John - City NE  
V1J 7X5

Residential Attached

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

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **Exempt**  
Approval Req?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View: **No :**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$0.00**

Original Price: **\$249,000**  
Approx. Year Built: **2008**  
Age: **8**  
Zoning: **R4**  
Gross Taxes: **\$3,061.29**  
For Tax Year: **2016**  
Tax Inc. Utilities?: **No**  
P.I.D.: **027-995-518**  
Tour:

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Stone**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**

Locker:  
Dist. to School Bus:  
Total Units in Strata:

Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**

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

Maint Fee Inc:

Legal: **STRATA LOT 2 SECTION 6 TWN 84 RANGE 18 W6M STRATA PLAN EPS95**

Amenities: **None**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 10'			x			x
Main	Living Room	12' x 19'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Bedroom	11' x 11'			x			x
Main	Master Bedroom	10' x 15'			x			x
Main	Foyer	11' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,125</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,125 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>No Restrictions</b>			5				Door Height:
Grand Total:	<b>1,125 sq. ft.</b>	Basement: <b>Crawl</b>			6				
					7				
					8				

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

**This Condo - one of 4 units, is a great home for a couple, someone that travels a lot or just does not want yard work to keep up with. 2 bdrms, 2 full baths, fenced and fully landscaped backyard. There is no shortage of storage in the 5' high concrete crawlspace plus the attached garage. Home to be Sold as is Where is.**