



Presented by:  
**Micky Kandola**

Team 3000 Realty Ltd.  
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**Active**  
**R2983193**  
Board: N  
House/Single Family

**9004 115 AVENUE**

Fort St. John  
Fort St. John - City NE  
V1J 2X8

Residential Detached

**\$169,900** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$179,900**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1962**  
Frontage(feet): **64.00** Bathrooms: **1** Age: **63**  
Frontage(metres): **19.51** Full Baths: **1** Zoning: **R1**  
Depth / Size: **110** Half Baths: **0** Gross Taxes: **\$2,050.25**  
Lot Area (sq.ft.): **7,040.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.16** P.I.D.: **012-688-321** Tax Inc. Utilities?:  
Flood Plain: Tour: **Virtual Tour URL**  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community, Electricity, Natural Gas**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
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: **6** 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.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 5 BLOCK 3 SECTION 7 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER LAND DISTRICT PLAN 10263**

Amenities:

Site Influences:

Features:

|                                    |                |                     |                     |             |       |      |            |            |
|------------------------------------|----------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Main):             | 782            | Floor               | Type                | Dimensions  | Floor | Type | Dimensions | Bathrooms  |
| Finished Floor (Above):            | 0              | Main                | Living Room         | 15'5 x 13'4 |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):         | 0              | Main                | Kitchen             | 13'4 x 10'  |       |      | x          | Main 4     |
| Finished Floor (Below):            | 0              | Main                | Primary Bedroom     | 10'7 x 10'6 |       |      | x          |            |
| Finished Floor (Basement):         | 0              | Main                | Bedroom             | 10'7 x 9'11 |       |      | x          |            |
| Finished Floor (Total):            | 782sq. ft.     | Main                | Laundry             | 8'5 x 5'7   |       |      | x          |            |
| Unfinished Floor:                  | 0              |                     |                     | x           |       |      | x          |            |
| Grand Total:                       | 782sq. ft.     |                     |                     | x           |       |      | x          |            |
| Flr Area (Det'd 2nd Res):          | sq. ft.        |                     |                     | x           |       |      | x          |            |
| Suite: <b>None</b>                 |                |                     |                     | x           |       |      | x          |            |
| Basement: <b>Crawl, Unfinished</b> |                |                     |                     | x           |       |      | x          |            |
| Crawl/Bsmt. Height:                | # of Levels: 1 | Manuf Type:         | Registered in MHR?: | PAD Rental: |       |      |            |            |
| # of Kitchens: 1                   | # of Rooms: 5  | MHR#:               | CSA/BCE:            | Maint. Fee: |       |      |            |            |
|                                    |                | ByLaw Restrictions: |                     |             |       |      |            |            |

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

**Location, location, location!!!!!! This cozy 2 bedroom rancher is in a great area close to Kin Park and schools. Features many updates, paint, some flooring, windows & shingles and much more. Beautiful, landscaped yard with mature trees, RV Parking, large man cave shed and fully fenced with gate. A definite must see!!**



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**Active**  
**R2951017**

Board: N  
House/Single Family

**195 7TH AVENUE**

Burns Lake  
Burns Lake - Town  
V0J 1E0

Residential Detached

**\$175,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$215,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1976**  
Frontage(feet): **0.00** Bathrooms: **1** Age: **49**  
Frontage(metres): **0.00** Full Baths: **1** Zoning: **R1**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$2,943.41**  
Lot Area (sq.ft.): **5,850.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.13** P.I.D.: **010-043-080** 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: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Preserved Wood**

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

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

Total Parking: Covered Parking: 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: **Wall/Wall/Mixed**

Legal: **LOT 5 DISTRICT LOT 5343 RANGE 5 COAST DISTRICT PLAN 6229**

Amenities:

Site Influences:

Features:

| Finished Floor (Main):                 | 1,085                 | Floor               | Type                | Dimensions   | Floor | Type | Dimensions | Bathrooms  |
|----------------------------------------|-----------------------|---------------------|---------------------|--------------|-------|------|------------|------------|
| Finished Floor (Above):                | 0                     | Main                | Dining Room         | 13'5 x 7'4   |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):             | 0                     | Main                | Kitchen             | 10' x 8'2    |       |      | x          | Main 4     |
| Finished Floor (Below):                | 1,085                 | Main                | Bedroom             | 13'8 x 10'1  |       |      | x          |            |
| Finished Floor (Basement):             | 0                     | Main                | Bedroom             | 10' x 10'    |       |      | x          |            |
| Finished Floor (Total):                | 2,170sq. ft.          | Main                | Bedroom             | 10'8 x 10'2  |       |      | x          |            |
| Unfinished Floor:                      | 0                     | Main                | Living Room         | 19'10 x 10'2 |       |      | x          |            |
| Grand Total:                           | 2,170sq. ft.          |                     |                     | x            |       |      | x          |            |
| Flr Area (Det'd 2nd Res):              | sq. ft.               |                     |                     | x            |       |      | x          |            |
| Suite: <b>None</b>                     |                       |                     |                     | x            |       |      | x          |            |
| Basement: <b>Full, Partly Finished</b> |                       |                     |                     | x            |       |      | x          |            |
| Crawl/Bsmt. Height:                    | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental:  |       |      |            |            |
| # of Kitchens: <b>1</b>                | # of Rooms: <b>6</b>  | MHR#:               | CSA/BCE:            | Maint. Fee:  |       |      |            |            |
|                                        |                       | ByLaw Restrictions: |                     |              |       |      |            |            |

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

**Are you looking for a project for the new year? If so, then this 3 bed 1 bath home (easily could add another bed and bath in the unfinished basement) is located on a quiet street, close to all amenities. This could be exactly what you're looking for. The house has solid bones, just needs someone to come in and bring it back to its full potential.**



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**Active**  
**R2980690**

Board: N  
House/Single Family

**2375 OAK STREET**

PG City Central  
VLA  
V2L 2A3

Residential Detached

**\$175,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$175,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1971**  
Frontage(feet): **52.90** Bathrooms: **2** Age: **54**  
Frontage(metres): **16.12** Full Baths: **1** Zoning: **RS4**  
Depth / Size: **117.4** Half Baths: **1** Gross Taxes: **\$3,184.40**  
Lot Area (sq.ft.): **6,010.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.14** P.I.D.: **015-722-104** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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 AND 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                 | Floor               | Type                | Dimensions   | Floor | Type | Dimensions | Bathrooms  |
|----------------------------------|-----------------------|---------------------|---------------------|--------------|-------|------|------------|------------|
| Finished Floor (Above):          | 0                     | Main                | Living Room         | 13' x 12'5"  |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):       | 0                     | Main                | Kitchen             | 9'8" x 9'8"  |       |      | x          | Main 2     |
| Finished Floor (Below):          | 0                     | Main                | Primary Bedroom     | 13' x 11'    |       |      | x          | Main 3     |
| Finished Floor (Basement):       | 458                   | Main                | Bedroom             | 7'5" x 11'   |       |      | x          |            |
| Finished Floor (Total):          | 1,542sq. ft.          | Main                | Bedroom             | 10'5" x 9'5" |       |      | x          |            |
| Unfinished Floor:                | 500                   | Bsmt                | Bedroom             | 10' x 9'5"   |       |      | x          |            |
| Grand Total:                     | 2,042sq. ft.          | Bsmt                | Laundry             | 7' x 12'     |       |      | x          |            |
| Flr Area (Det'd 2nd Res):        | sq. ft.               |                     |                     | x            |       |      | x          |            |
|                                  |                       |                     |                     | x            |       |      | x          |            |
|                                  |                       |                     |                     | x            |       |      | x          |            |
|                                  |                       |                     |                     | x            |       |      | x          |            |
|                                  |                       |                     |                     | x            |       |      | x          |            |
| Suite: <b>None</b>               |                       |                     |                     |              |       |      |            |            |
| Basement: <b>Partly Finished</b> |                       |                     |                     |              |       |      |            |            |
| Crawl/Bsmt. Height:              | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental:  |       |      |            |            |
| # of Kitchens: <b>1</b>          | # of Rooms: <b>7</b>  | MHR#:               | CSA/BCE:            | Maint. Fee:  |       |      |            |            |
|                                  |                       | ByLaw Restrictions: |                     |              |       |      |            |            |

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

**Team Powerhouse Realty**

**Court order sale. 3 bedrooms, central location. Tenant occupied, ideal for investors. \ Court date set**



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**Active**  
**R3007166**

Board: N  
House/Single Family

### 4526 OLSON AVENUE

Terrace  
Terrace - City  
V8G 2A1

Residential Detached

**\$195,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$195,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1960**  
Frontage(feet): **62.00** Bathrooms: **1** Age: **65**  
Frontage(metres): **18.90** Full Baths: **1** Zoning: **R2**  
Depth / Size: **120** Half Baths: **0** Gross Taxes: **\$2,683.37**  
Lot Area (sq.ft.): **7,440.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.17** P.I.D.: **009-270-612** Tax Inc. Utilities?: **Yes**  
Flood Plain: **No** Tour:  
View: **Yes: MOUNTAIN**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
Construction: **Other**  
Exterior: **Vinyl**  
Foundation: **Other**  
**POST AND BEAM**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
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: 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:

Legal: **LOT 3 BLOCK A DISTRICT LOT 838 RANGE 5 COAST DISTRICT PLAN 3460**

Amenities: **None**

Site Influences:  
Features:

|                            |              |       |                 |            |       |      |            |           |      |
|----------------------------|--------------|-------|-----------------|------------|-------|------|------------|-----------|------|
| Finished Floor (Main):     | 1,030        | Floor | Type            | Dimensions | Floor | Type | Dimensions | Bathrooms |      |
| Finished Floor (Above):    | 0            | Main  | Living Room     | 16'3 x13'3 |       |      | x          | Floor     | #Pcs |
| Finished Floor (AbvMain2): | 0            | Main  | Kitchen         | 9'2 x7'9   |       |      | x          | Main      | 4    |
| Finished Floor (Below):    | 0            | Main  | Primary Bedroom | 11'4 x9'8  |       |      | x          |           |      |
| Finished Floor (Basement): | 0            | Main  | Bedroom         | 10' x9'8   |       |      | x          |           |      |
| Finished Floor (Total):    | 1,030sq. ft. | Main  | Bedroom         | 10'4 x7'4  |       |      | x          |           |      |
| Unfinished Floor:          | 0            | Main  | Dining Room     | 13'2 x7'4  |       |      | x          |           |      |
| Grand Total:               | 1,030sq. ft. | Main  | Laundry         | 7'8 x5'4   |       |      | x          |           |      |
| Flr Area (Det'd 2nd Res):  | sq. ft.      | Main  | Nook            | 8'7 x5'8   |       |      | x          |           |      |
| Suite: <b>None</b>         |              |       |                 | x          |       |      | x          |           |      |
| Basement: <b>Crawl</b>     |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |
|                            |              |       |                 | x          |       |      | x          |           |      |

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

**Great little starter home in the horseshoe, walking distance to downtown, recreation facilities, and primary schools. Three bedrooms and one bathroom plus a detached garage/workshop, just right for for a small car, toys or working on some projects. This little charmer is affordable and ready for a new owner to add personal touches.**



Presented by:

# Micky Kandola

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**Active**  
**R2886818**

Board: N  
House/Single Family

## 9103 93 AVENUE

Fort St. John  
Fort St. John - City SE  
V1J 4M1

Residential Detached

**\$202,257** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$295,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1977**  
Frontage(feet): **50.00** Bathrooms: **2** Age: **48**  
Frontage(metres): **15.24** Full Baths: **2** Zoning: **R-2**  
Depth / Size: **150** Half Baths: **0** Gross Taxes: **\$2,385.05**  
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.17** P.I.D.: **013-051-041** Tax Inc. Utilities?:  
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: **2 Storey, Split Entry**Construction: **Frame - Wood**Exterior: **Aluminum**Foundation: **Preserved Wood**

Renovations:

# of Fireplaces: R.I. Fireplaces:

Fireplace Fuel: **None**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Balcony(s), Fenced Yard**Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **4** Covered Parking: Parking Access: **Front, Side**Parking: **Add. Parking Avail., Open, RV Parking Avail.**Driveway Finish: **Gravel**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**Property Disc.: **No**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Mixed**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 1 BLOCK 20 SECTION 31 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 8780**

Amenities:

Site Influences:

Features:

| Finished Floor (Main):     | 897                   | Floor               | Type                | Dimensions   | Floor | Type | Dimensions | Bathrooms  |
|----------------------------|-----------------------|---------------------|---------------------|--------------|-------|------|------------|------------|
| Finished Floor (Above):    | 0                     | Main                | Living Room         | 13'1 x 16'   |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2): | 0                     | Main                | Kitchen             | 9'7 x 12'    |       |      | x          | Main 4     |
| Finished Floor (Below):    | 0                     | Main                | Primary Bedroom     | 14' x 10'    |       |      | x          | Bsmt 3     |
| Finished Floor (Basement): | 836                   | Main                | Bedroom             | 11'5 x 9'7   |       |      | x          |            |
| Finished Floor (Total):    | 1,733sq. ft.          | Bsmt                | Bedroom             | 12'7 x 10'10 |       |      | x          |            |
| Unfinished Floor:          | 0                     | Bsmt                | Bedroom             | 11'7 x 14'   |       |      | x          |            |
| Grand Total:               | 1,733sq. ft.          | Bsmt                | Bedroom             | 9'9 x 11'3   |       |      | x          |            |
|                            |                       | Bsmt                | Utility             | 8'2 x 9'3    |       |      | x          |            |
|                            |                       |                     |                     | x            |       |      | x          |            |
|                            |                       |                     |                     | x            |       |      | x          |            |
|                            |                       |                     |                     | x            |       |      | x          |            |
|                            |                       |                     |                     | x            |       |      | x          |            |
| Suite: <b>None</b>         |                       |                     |                     |              |       |      |            |            |
| Basement: <b>Full</b>      |                       |                     |                     |              |       |      |            |            |
| Crawl/Bsmt. Height:        | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental:  |       |      |            |            |
| # of Kitchens: <b>1</b>    | # of Rooms: <b>8</b>  | MHR#:               | CSA/BCE:            | Maint. Fee:  |       |      |            |            |
|                            |                       | ByLaw Restrictions: |                     |              |       |      |            |            |

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

**Location location! This 5 bedroom 2 bath home is waiting for its' new owner! Nice open layout on the main and some recent updates to the basement. The fully fenced yard has enough space for a future shop to park all your toys. RV parking. Close to schools, parks, walking paths, shopping, restaurants and transit.**



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**Active**  
**R3009374**  
Board: N  
House/Single Family

**3333 PARISH ROAD**

Houston  
Houston - Town  
VOJ 120

Residential Detached

**\$259,900** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$259,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1970**  
Frontage(feet): **52.36** Bathrooms: **3** Age: **55**  
Frontage(metres): **15.96** Full Baths: **3** Zoning: **R1**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,591.00**  
Lot Area (sq.ft.): **17,049.00** Rear Yard Exp: **North** For Tax Year: **2022**  
Lot Area (acres): **0.39** P.I.D.: **007-945-973** Tax Inc. Utilities?: **Yes**  
Flood Plain: Tour:  
View: **Yes: Mountains/hills, trees**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity**  
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: **2** 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: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Multiple**  
Driveway Finish: **Asphalt**  
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 12 DISTRICT LOT 622A RANGE 5 COAST DISTRICT PLAN 5998**

Amenities:

Site Influences: **Cul-de-Sac, Paved Road**

Features:

| Finished Floor (Main):           | 1,640                 | Floor               | Type                | Dimensions   | Floor | Type | Dimensions | Bathrooms  |
|----------------------------------|-----------------------|---------------------|---------------------|--------------|-------|------|------------|------------|
| Finished Floor (Above):          | 0                     | Main                | Living Room         | 22'4 x 14'   |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):       | 0                     | Main                | Kitchen             | 16' x 10'6   |       |      | x          | Main 4     |
| Finished Floor (Below):          | 0                     | Main                | Dining Room         | 9'6 x 11'    |       |      | x          | Main 4     |
| Finished Floor (Basement):       | 1,640                 | Main                | Eating Area         | 8' x 8'      |       |      | x          | Bsmt 3     |
| Finished Floor (Total):          | 3,280sq. ft.          | Main                | Primary Bedroom     | 14'10 x 13'6 |       |      | x          |            |
| Unfinished Floor:                | 0                     | Main                | Bedroom             | 10' x 11'9   |       |      | x          |            |
| Grand Total:                     | 3,280sq. ft.          | Main                | Bedroom             | 9'4 x 11'9   |       |      | x          |            |
| Flr Area (Det'd 2nd Res):        | sq. ft.               | Bsmt                | Bedroom             | 10'4 x 13'7  |       |      | x          |            |
| Suite: <b>None</b>               |                       | Bsmt                | Recreation Room     | 27'10 x 16'6 |       |      | x          |            |
| Basement: <b>Partly Finished</b> |                       | Bsmt                | Den                 | 13'6 x 13'6  |       |      | x          |            |
|                                  |                       | Bsmt                | Mud Room            | 11'7 x 19'   |       |      | x          |            |
|                                  |                       | Bsmt                | Other               | 7'3 x 7'10   |       |      | x          |            |
|                                  |                       |                     |                     | x            |       |      | x          |            |
| Crawl/Bsmt. Height:              | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental:  |       |      |            |            |
| # of Kitchens: <b>1</b>          | # of Rooms: <b>12</b> | MHR#:               | CSA/BCE:            | Maint. Fee:  |       |      |            |            |
|                                  |                       | ByLaw Restrictions: |                     |              |       |      |            |            |

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

**LOCATION, LOCATION! \*\* Priced to reflect the needed work \*\*. Large 4 bdrm/3 bath family home on a huge prime 17,000+ sqft lot situated in a quiet cul-de-sac close to schools. Paved drive w/ lots of parking, large double carport, & ground level spacious entrance. Huge backyard, daylight basement entry, nice views from sundeck and from inside. Vaulted ceilings and large windows in open concept main living area. 3 bdrms on main, huge primary bdrm with 4 pc ensuite. The bsmt offers a 4th bdrm, spacious recroom, 3 pc bath, laundry, & convenient mudroom w/ outside basement entry.**



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**Active**  
**R2988931**  
Board: N  
House/Single Family

**608 E 5TH AVENUE**

Prince Rupert  
Prince Rupert - City  
V8J 1S5

Residential Detached

**\$279,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$299,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1930**  
Frontage(feet): **25.00** Bathrooms: **2** Age: **95**  
Frontage(metres): **7.62** Full Baths: **2** Zoning: **R**  
Depth / Size: **100** Half Baths: **0** Gross Taxes: **\$3,033.00**  
Lot Area (sq.ft.): **2,500.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.06** P.I.D.: **012-733-512** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **Yes: MOUNTAIN**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

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

Total Parking: **0** Covered Parking: **0** Parking Access: **Lane**  
Parking: **None**  
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:

Legal: **LOT 3 BLOCK 9 DISTRICT LOT 251 SECTION 6 RANGE 5 COAST DISTRICT PLAN PRP923**

Amenities:

Site Influences:

Features:

| Finished Floor (Main):            | 1,000                 | Floor               | Type                | Dimensions    | Floor | Type | Dimensions | Bathrooms  |
|-----------------------------------|-----------------------|---------------------|---------------------|---------------|-------|------|------------|------------|
| Finished Floor (Above):           | 480                   | Main                | Living Room         | 17'09 x 12'04 |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):        | 0                     | Main                | Dining Room         | 10'01 x 12'03 |       |      | x          | Main 4     |
| Finished Floor (Below):           | 0                     | Main                | Kitchen             | 13'10 x 11'08 |       |      | x          | Above 3    |
| Finished Floor (Basement):        | 0                     | Main                | Bedroom             | 11'03 x 9'06  |       |      | x          |            |
| Finished Floor (Total):           | 1,480sq. ft.          | Above               | Bedroom             | 15'08 x 8'    |       |      | x          |            |
| Unfinished Floor:                 | 480                   | Above               | Nook                | 8'08 x 17'01  |       |      | x          |            |
| Grand Total:                      | 1,960sq. ft.          |                     |                     | x             |       |      | x          |            |
| Flr Area (Det'd 2nd Res):         | sq. ft.               |                     |                     | x             |       |      | x          |            |
| Suite: <b>None</b>                |                       |                     |                     | x             |       |      | x          |            |
| Basement: <b>Full, Unfinished</b> |                       |                     |                     | x             |       |      | x          |            |
| Crawl/Bsmt. Height:               | # of Levels: <b>3</b> | Manuf Type:         | Registered in MHR?: | PAD Rental:   |       |      |            |            |
| # of Kitchens: <b>1</b>           | # of Rooms: <b>6</b>  | MHR#:               | CSA/BCE:            | Maint. Fee:   |       |      |            |            |
|                                   |                       | ByLaw Restrictions: |                     |               |       |      |            |            |

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

**There is a lot of potential in this 2 bedroom 2 bathroom home. The central location and back lane access are extremely appealing. There is great bones with this house including a concrete basement and vinyl siding.**



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**Active**  
**R3001127**  
Board: N  
House/Single Family

**1311 PIGOTT AVENUE**

Prince Rupert  
Prince Rupert - City  
V8J 2E1

Residential Detached

**\$289,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: **Feet** Bedrooms: **6**  
Frontage(feet): **0.00** Bathrooms: **1**  
Frontage(metres): Full Baths: **1**  
Depth / Size: Half Baths: **0**  
Lot Area (sq.ft.): **8,159.00** Rear Yard Exp:  
Lot Area (acres): **0.19** P.I.D.: **012-568-252**  
Flood Plain: Original Price: **\$299,000**  
View: **No :** Approx. Year Built: **1980**  
Complex/Subdiv: Age: **45**  
First Nation Reserve: Zoning: **R**  
Services Connected: **Electricity, Sanitary Sewer, Water** Gross Taxes: **\$3,208.00**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal** For Tax Year: **2024**  
Tour:

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

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

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Garage; Single**  
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:

Legal: **LOT 23, 24 AND THE WEST 1/2 OF LOT 22 BLOCK F DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 1920 (012-568-228, 012-568-295)**

Amenities:

Site Influences:

Features:

| Finished Floor (Main):     | 1,300        | Floor      | Type            | Dimensions | Floor | Type    | Dimensions | Bathrooms  |
|----------------------------|--------------|------------|-----------------|------------|-------|---------|------------|------------|
| Finished Floor (Above):    | 680          | Main       | Bedroom         | 10' x 10'  | Below | Kitchen | 8' x 10'   | Floor #Pcs |
| Finished Floor (AbvMain2): | 64           | Main       | Living Room     | 13' x 16'  | Bsmt  | Storage | 40' x 20'  | Main 4     |
| Finished Floor (Below):    | 800          | Main       | Kitchen         | 10' x 9'   |       |         | x          |            |
| Finished Floor (Basement): | 0            | Main       | Dining Room     | 11' x 15'  |       |         | x          |            |
| Finished Floor (Total):    | 2,844sq. ft. | Main       | Family Room     | 15' x 19'  |       |         | x          |            |
| Unfinished Floor:          | 800          | Main       | Bedroom         | 11' x 12'  |       |         | x          |            |
| Grand Total:               | 3,644sq. ft. | Above      | Primary Bedroom | 14' x 17'  |       |         | x          |            |
|                            |              | Above      | Bedroom         | 8'0 x 11'0 |       |         | x          |            |
|                            |              | Above      | Den             | 6'0 x 8'0  |       |         | x          |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.      | Abv Main 2 | Loft            | 8' x 8'    |       |         | x          |            |
|                            |              | Below      | Bedroom         | 9'10 x 9'  |       |         | x          |            |
| Suite: <b>None</b>         |              | Below      | Bedroom         | 9' x 10'   |       |         | x          |            |
| Basement: <b>Full</b>      |              | Below      | Living Room     | 13' x 12'  |       |         | x          |            |

Crawl/Bsmt. Height: # of Levels: **4**  
# of Kitchens: **2** # of Rooms: **15**

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

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

**There is so much potential with this large custom built home at the end of a cul de sac. Off street parking and views looking towards the ocean and the mountains are just a couple features it has to offer.**



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**Active**  
**R3006391**  
Board: N  
House/Single Family

**7777 THOMPSON DRIVE**

PG City South West  
Lafreniere & Parkridge  
V2N 5N5

Residential Detached

**\$315,700** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$334,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **9999**  
Frontage(feet): **0.00** Bathrooms: **1** Age: **999**  
Frontage(metres): Full Baths: **1** Zoning: **RS1**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,683.00**  
Lot Area (sq.ft.): **10,149.00** Rear Yard Exp: **West** For Tax Year: **2024**  
Lot Area (acres): **0.23** P.I.D.: **011-940-514** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: :  
Complex/Subdiv: **Lafreniere & Partridge**  
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: **Modular/Prefab**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:  
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:  
Fireplace Fuel: **Wood** Metered Water:  
Fuel/Heating: **Other** R.I. Plumbing:  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:  
Parking: **Open, RV 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: **Wall/Wall/Mixed**

Legal: **LOT 165 DISTRICT LOT 1599 CARIBOO DISTRICT PLAN 15792 CSA6585**

Amenities:

Site Influences:

Features:

| Finished Floor (Main):           | 1,023                 | Floor               | Type                 | Dimensions  | Floor | Type | Dimensions | Bathrooms  |
|----------------------------------|-----------------------|---------------------|----------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above):          | 0                     | Main                | Dining Room          | 11'3 x 8'7  |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):       | 0                     | Main                | Kitchen              | 11'3 x 9'9  |       |      | x          | Main 4     |
| Finished Floor (Below):          | 0                     | Main                | Living Room          | 15'1 x 11'3 |       |      | x          |            |
| Finished Floor (Basement):       | 182                   | Main                | Bedroom              | 9'7 x 8'    |       |      | x          |            |
| Finished Floor (Total):          | 1,205sq. ft.          | Main                | Bedroom              | 11'2 x 8'11 |       |      | x          |            |
| Unfinished Floor:                | 841                   | Main                | Primary Bedroom      | 12'8 x 11'3 |       |      | x          |            |
| Grand Total:                     | 2,046sq. ft.          | Below               | Bedroom              | 10'11 x 9'6 |       |      | x          |            |
| Flr Area (Det'd 2nd Res):        | sq. ft.               | Below               | Flex Room            | 8'8 x 7'7   |       |      | x          |            |
|                                  |                       | Below               | Laundry              | 13' x 11'   |       |      | x          |            |
|                                  |                       | Below               | Other                | 20'9 x 11'4 |       |      | x          |            |
| Suite: <b>None</b>               |                       |                     |                      | x           |       |      | x          |            |
| Basement: <b>Partly Finished</b> |                       |                     |                      | x           |       |      | x          |            |
|                                  |                       |                     |                      | x           |       |      | x          |            |
| Crawl/Bsmt. Height:              | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?:  | PAD Rental: |       |      |            |            |
| # of Kitchens: <b>1</b>          | # of Rooms: <b>10</b> | MHR#:               | CSA/BCE: <b>6385</b> | Maint. Fee: |       |      |            |            |
|                                  |                       | ByLaw Restrictions: |                      |             |       |      |            |            |

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

**Royal LePage Aspire Realty**

**Don't miss out on this great opportunity to own this family home located in a great neighbourhood. It is located close to schools, and is only minutes from amenities and nearby trails. This home is situated on a good sized lot, and has plenty of backyard space. The main floor features three bedrooms and one bathroom, and the basement has one bedroom and a den. There is room for your own updates and improvements, and the split entry at the back of the house may provide access for suite potential (Buyer to Verify).**



Presented by:  
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**Active**  
**R3009326**  
Board: N  
House/Single Family

**7879 PIEDMONT CRESCENT**

PG City South West  
Lower College Heights  
V2N 3K8

Residential Detached

**\$330,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$330,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1976**  
Frontage(feet): **0.00** Bathrooms: **1** Age: **49**  
Frontage(metres): Full Baths: **1** Zoning: **RS2**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,783.80**  
Lot Area (sq.ft.): **7,165.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.16** P.I.D.: **009-059-393** 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: **Wood**  
Foundation: **Concrete Perimeter**

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

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

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

Legal: **LOT 114 DISTRICT LOT 754 CARIBOO DISTRICT PLAN PGP22076**

Amenities: **None**

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

| Finished Floor (Main):                 | 960                   | Floor               | Type                | Dimensions  | Floor | Type | Dimensions | Bathrooms  |
|----------------------------------------|-----------------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above):                | 0                     | Main                | Kitchen             | 11'4 x7'6   |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):             | 0                     | Main                | Dining Room         | 11'4 x9'9   |       |      | x          | Main 4     |
| Finished Floor (Below):                | 0                     | Main                | Living Room         | 16'2 x11'2  |       |      | x          |            |
| Finished Floor (Basement):             | 120                   | Main                | Primary Bedroom     | 11'10 x11'3 |       |      | x          |            |
| Finished Floor (Total):                | 1,080sq. ft.          | Main                | Bedroom             | 11'3 x8'    |       |      | x          |            |
| Unfinished Floor:                      | 744                   | Bsmt                | Family Room         | 21'9 x14'9  |       |      | x          |            |
| Grand Total:                           | 1,824sq. ft.          | Bsmt                | Bedroom             | 11'1 x10'10 |       |      | x          |            |
| Flr Area (Det'd 2nd Res):              | sq. ft.               | Bsmt                | Other               | 10'11 x9'2  |       |      | x          |            |
| Suite: <b>None</b>                     |                       | Bsmt                | Laundry             | 10'9 x5'5   |       |      | x          |            |
| Basement: <b>Full, Partly Finished</b> |                       |                     |                     |             |       |      | x          |            |
| Crawl/Bsmt. Height:                    | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |       |      |            |            |
| # of Kitchens: <b>1</b>                | # of Rooms: <b>9</b>  | MHR#:               | CSA/BCE:            | Maint. Fee: |       |      |            |            |
|                                        |                       | ByLaw Restrictions: |                     |             |       |      |            |            |

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

**This home in lower College Heights has so much potential to be a great family home with generous room sizes and a large fenced backyard with expansive deck! Well priced to leave room in the budget for the necessary updates, there could be 4 bedrooms and two bathrooms plus the large family room in the basement.**



Presented by:  
**Micky Kandola**

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**Active**  
**R3006920**  
Board: N  
House/Single Family

**27265 NESS LAKE NORTH ROAD**

PG Rural North  
Ness Lake  
V2K 5N4

Residential Detached

**\$354,900** (LP)  
(SP)



|                                        |                            |                                  |
|----------------------------------------|----------------------------|----------------------------------|
| Sold Date:                             | If new, GST/HST inc?:      | Original Price: <b>\$354,900</b> |
| Meas. Type: <b>Feet</b>                | Bedrooms: <b>2</b>         | Approx. Year Built: <b>1978</b>  |
| Frontage(feet): <b>0.00</b>            | Bathrooms: <b>1</b>        | Age: <b>47</b>                   |
| Frontage(metres):                      | Full Baths: <b>1</b>       | Zoning: <b>R3</b>                |
| Depth / Size:                          | Half Baths: <b>0</b>       | Gross Taxes: <b>\$2,194.97</b>   |
| Lot Area (sq.ft.): <b>0.00</b>         | Rear Yard Exp:             | For Tax Year: <b>2024</b>        |
| Lot Area (acres): <b>0.56</b>          | P.I.D.: <b>011-742-593</b> | Tax Inc. Utilities?: <b>No</b>   |
| Flood Plain: <b>No</b>                 |                            | Tour:                            |
| View: <b>Yes : LAKE</b>                |                            |                                  |
| Complex/Subdiv:                        |                            |                                  |
| First Nation Reserve:                  |                            |                                  |
| Services Connected: <b>Electricity</b> |                            |                                  |
| Sewer Type: <b>Septic</b>              | Water Supply: <b>Other</b> |                                  |

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Other**  
**CONCRETE PILLARS**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail.**  
Driveway Finish: **Other**  
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 17 DISTRICT LOT 8489 CARIBOO DISTRICT 16947**

Amenities: **None**

Site Influences: **Greenbelt, Paved Road, Private Yard, Recreation Nearby, Rural Setting, Waterfront Property**

Features:

| Finished Floor (Main):     | 744                   | Floor               | Type                | Dimensions  | Floor | Type | Dimensions | Bathrooms  |
|----------------------------|-----------------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above):    | 0                     | Main                | Kitchen             | 7'10 x 7'6  |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2): | 0                     | Main                | Living Room         | 19' x 4'7   |       |      | x          | Main 3     |
| Finished Floor (Below):    | 0                     | Main                | Bedroom             | 8'2 x 11'2  |       |      | x          |            |
| Finished Floor (Basement): | 0                     | Main                | Bedroom             | 11'2 x 6'4  |       |      | x          |            |
| Finished Floor (Total):    | 744sq. ft.            | Main                | Dining Room         | 6'11 x 10'  |       |      | x          |            |
| Unfinished Floor:          | 0                     | Main                | Laundry             | 6' x 6'     |       |      | x          |            |
| Grand Total:               | 744sq. ft.            |                     |                     | x           |       |      | x          |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.               |                     |                     | x           |       |      | x          |            |
| Suite: <b>None</b>         |                       |                     |                     | x           |       |      | x          |            |
| Basement: <b>None</b>      |                       |                     |                     | x           |       |      | x          |            |
| Crawl/Bsmt. Height:        | # of Levels: <b>1</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |       |      |            |            |
| # of Kitchens: <b>1</b>    | # of Rooms: <b>6</b>  | MHR#:               | CSA/BCE:            | Maint. Fee: |       |      |            |            |
|                            |                       | ByLaw Restrictions: |                     |             |       |      |            |            |

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

**Beautiful lakefront view and lake access with this 2 bedroom 1 bathroom recreational cabin. These properties do not come along very often. This cabin needs some work but the potential is unlimited. The .56 acre lot has a large flat area at the top and a gentle slope to the lake. There is a water and septic system and electricity connected.**



Presented by:

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**Active**  
**R2987457**

Board: N  
House/Single Family

### 8603 92A STREET

Fort St. John  
Fort St. John - City SE  
V1J 7B2

Residential Detached

**\$365,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$399,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2003**  
Frontage(feet): **45.75** Bathrooms: **3** Age: **22**  
Frontage(metres): **13.94** Full Baths: **2** Zoning: **R2**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$5,994.51**  
Lot Area (sq.ft.): **12,314.00** Rear Yard Exp: **East** For Tax Year: **2024**  
Lot Area (acres): **0.28** P.I.D.: **011-914-904** 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: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **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 :No Chattel included**  
Floor Finish: **Laminate, Vinyl/Linoleum, Carpet**

Legal: **LOT 8 BLOCK 22 SECTION 31 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIANPEACE RIVER DISTRICT PLAN 8780**

Amenities:

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

Features:

| Finished Floor (Main):     | 1,183                 | Floor               | Type                | Dimensions  | Floor | Type | Dimensions | Bathrooms  |
|----------------------------|-----------------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above):    | 1,073                 | Above               | Living Room         | 13'2 x 13'6 |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2): | 0                     | Above               | Kitchen             | 16'6 x 13'6 |       |      | x          | Above 4    |
| Finished Floor (Below):    | 0                     | Above               | Primary Bedroom     | 17'5 x 11'4 |       |      | x          | Above 4    |
| Finished Floor (Basement): | 0                     | Above               | Bedroom             | 11'6 x 9'6  |       |      | x          | Main 2     |
| Finished Floor (Total):    | 2,256sq. ft.          | Above               | Bedroom             | 10'2 x 8'2  |       |      | x          |            |
| Unfinished Floor:          | 0                     | Main                | Recreation Room     | 15'4 x 13'8 |       |      | x          |            |
| Grand Total:               | 2,256sq. ft.          | Main                | Bedroom             | 10'1 x 9'6  |       |      | x          |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.               | Main                | Bedroom             | 10'2 x 11'0 |       |      | x          |            |
| Suite:                     |                       | Main                | Office              | 11'0 x 9'1  |       |      | x          |            |
| Basement: <b>Crawl</b>     |                       | Main                | Laundry             | 8'9 x 8'1   |       |      | x          |            |
|                            |                       | Main                | Recreation Room     | 20'3 x 14'2 |       |      | x          |            |
|                            |                       | Main                | Flex Room           | 8'6 x 6'6   |       |      | x          |            |
|                            |                       |                     |                     | x           |       |      | x          |            |
| Crawl/Bsmt. Height:        | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |       |      |            |            |
| # of Kitchens: <b>1</b>    | # of Rooms: <b>12</b> | MHR#:               | CSA/BCE:            | Maint. Fee: |       |      |            |            |
|                            |                       | ByLaw Restrictions: |                     |             |       |      |            |            |

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

**Looking a home with lots of space with great parking, with easy access to the highway. Then look no further than this 5 bedroom 3 bathroom home, near parks and shopping**



Presented by:  
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**Active**  
**R2995825**  
Board: N  
House/Single Family

**10239 98 STREET**

Fort St. John  
Taylor  
VOC 1H0

Residential Detached

**\$374,900** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$394,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**  
Frontage(feet): **120.00** Bathrooms: **2** Age: **45**  
Frontage(metres): **36.58** Full Baths: **2** Zoning: **R1**  
Depth / Size: **130** Half Baths: **0** Gross Taxes: **\$2,319.40**  
Lot Area (sq.ft.): **15,600.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.36** P.I.D.: **024-175-625** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **Yes: PEACE HILLS**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Construction: **Log**  
Exterior: **Log**  
Foundation: **Preserved Wood**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Metal**

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage; Double, 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: **Yes :NO CHATTLE**  
Floor Finish: **Laminate, Mixed, Vinyl/Linoleum**

Legal: **PARCEL C (PM24849) BLOCK 7 SECTION 36 TOWNSHIP 82 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 22007**

Amenities: **None**

Site Influences: **Golf Course Nearby, Paved Road, Shopping Nearby**

Features:

| Finished Floor (Main):                | 1,232                 | Floor               | Type                | Dimensions   | Floor | Type | Dimensions | Bathrooms  |
|---------------------------------------|-----------------------|---------------------|---------------------|--------------|-------|------|------------|------------|
| Finished Floor (Above):               | 0                     | Main                | Living Room         | 20'1 x 10'11 |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):            | 0                     | Main                | Kitchen             | 10'9 x 10'2  |       |      | x          | Main 4     |
| Finished Floor (Below):               | 0                     | Main                | Dining Room         | 10'2 x 6'6   |       |      | x          | Bsmt 3     |
| Finished Floor (Basement):            | 1,232                 | Main                | Primary Bedroom     | 19'9 x 11'3  |       |      | x          |            |
| Finished Floor (Total):               | 2,464sq. ft.          | Main                | Bedroom             | 11'4 x 10'9  |       |      | x          |            |
| Unfinished Floor:                     | 0                     | Bsmt                | Family Room         | 19'9 x 22'11 |       |      | x          |            |
| Grand Total:                          | 2,464sq. ft.          | Bsmt                | Utility             | 11'2 x 10'5  |       |      | x          |            |
| Flr Area (Det'd 2nd Res):             | sq. ft.               | Bsmt                | Bedroom             | 11'5 x 11'   |       |      | x          |            |
|                                       |                       | Bsmt                | Bedroom             | 12'7 x 10'5  |       |      | x          |            |
|                                       |                       |                     |                     | x            |       |      | x          |            |
|                                       |                       |                     |                     | x            |       |      | x          |            |
|                                       |                       |                     |                     | x            |       |      | x          |            |
|                                       |                       |                     |                     | x            |       |      | x          |            |
| Suite: <b>None</b>                    |                       |                     |                     |              |       |      |            |            |
| Basement: <b>Full, Fully Finished</b> |                       |                     |                     |              |       |      |            |            |
| Crawl/Bsmt. Height:                   | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental:  |       |      |            |            |
| # of Kitchens: <b>1</b>               | # of Rooms: <b>9</b>  | MHR#:               | CSA/BCE:            | Maint. Fee:  |       |      |            |            |
|                                       |                       | ByLaw Restrictions: |                     |              |       |      |            |            |

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

**Welcome to this 4-bedroom, 2-bathroom log home, on a double lot with an open-concept living area. Four bedrooms offer ample space for family, guests, or a home office, while two bathrooms ensure convenience. Outside, the expansive double lot provides room for gardening, play, or relaxation. The 24' x 26' detached shop has a 10' door offering endless possibilities for storage, a workshop, or creative projects.**



Presented by:  
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**Active**  
**R3020636**  
Board: N  
House/Single Family

**12208 OAK AVENUE**  
Fort St. John  
Fort St. John - Rural W 100th  
V1J 4M7

Residential Detached  
**\$409,900** (LP)  
(SP)



|                                                                     |                              |                                  |
|---------------------------------------------------------------------|------------------------------|----------------------------------|
| Sold Date:                                                          | If new, GST/HST inc?:        | Original Price: <b>\$409,900</b> |
| Meas. Type: <b>Feet</b>                                             | Bedrooms: <b>4</b>           | Approx. Year Built: <b>9999</b>  |
| Frontage(feet): <b>0.00</b>                                         | Bathrooms: <b>1</b>          | Age: <b>999</b>                  |
| Frontage(metres): <b>0.00</b>                                       | Full Baths: <b>1</b>         | Zoning: <b>R1</b>                |
| Depth / Size: <b>0</b>                                              | Half Baths: <b>0</b>         | Gross Taxes: <b>\$1,505.49</b>   |
| Lot Area (sq.ft.): <b>0.00</b>                                      | Rear Yard Exp:               | For Tax Year: <b>2025</b>        |
| Lot Area (acres): <b>0.50</b>                                       | P.I.D.: <b>012-108-243</b>   | Tax Inc. Utilities?:             |
| Flood Plain:                                                        |                              | Tour:                            |
| View: <b>No :</b>                                                   |                              |                                  |
| Complex/Subdiv:                                                     |                              |                                  |
| First Nation Reserve:                                               |                              |                                  |
| Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer</b> |                              |                                  |
| Sewer Type: <b>Holding Tank</b>                                     | Water Supply: <b>Cistern</b> |                                  |

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

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

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

Total Parking: **12** Covered Parking: **4** Parking Access:  
Parking: **Garage; Double**  
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 2 BLOCK 4 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 15012**

Amenities:

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

| Finished Floor (Main):     | 1,104                 | Floor               | Type                | Dimensions  | Floor | Type | Dimensions | Bathrooms  |
|----------------------------|-----------------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above):    | 0                     | Main                | Kitchen             | 8'8 x 7'6   |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2): | 0                     | Main                | Living Room         | 11'4 x 18'  |       |      | x          | Main 4     |
| Finished Floor (Below):    | 0                     | Main                | Dining Room         | 10' x 8'1   |       |      | x          |            |
| Finished Floor (Basement): | 960                   | Main                | Bedroom             | 11'6 x 9'   |       |      | x          |            |
| Finished Floor (Total):    | 2,064sq. ft.          | Main                | Primary Bedroom     | 11'3 x 10'  |       |      | x          |            |
| Unfinished Floor:          | 0                     | Main                | Bedroom             | 10' x 9'    |       |      | x          |            |
| Grand Total:               | 2,064sq. ft.          | Bsmt                | Bedroom             | 13' x 10'   |       |      | x          |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.               | Bsmt                | Storage             | 5'9 x 21'9  |       |      | x          |            |
| Suite: <b>None</b>         |                       | Bsmt                | Recreation Room     | 10'7 x 19'  |       |      | x          |            |
| Basement: <b>Full</b>      |                       |                     |                     |             |       |      | x          |            |
| Crawl/Bsmt. Height:        | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |       |      |            |            |
| # of Kitchens: <b>1</b>    | # of Rooms: <b>9</b>  | MHR#:               | CSA/BCE:            | Maint. Fee: |       |      |            |            |
|                            |                       | ByLaw Restrictions: |                     |             |       |      |            |            |

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

**Court Order Sale. Charming 2,064 sq ft bungalow on a private, treed 0.5-acre lot featuring 4 bedrooms, 1 bathroom, and a fully finished basement with a large rec room. Includes a spacious 24' x 30' detached double garage with 10' doors, front and rear parking, and a fenced yard. With a peaceful rural setting and great potential, this home offers space, privacy, and opportunity for customization.**



Presented by:

## Micky Kandola

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**Active**  
**R2998008**

Board: N  
House/Single Family

### 10603 104 STREET

Fort St. John  
Fort St. John - City NW  
V1J 5G9

Residential Detached

**\$419,900** (LP)

(SP)



|                                                                         |                                     |                                  |
|-------------------------------------------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                                                              | If new, GST/HST inc?:               | Original Price: <b>\$435,000</b> |
| Meas. Type: <b>Feet</b>                                                 | Bedrooms: <b>4</b>                  | Approx. Year Built: <b>1979</b>  |
| Frontage(feet): <b>0.00</b>                                             | Bathrooms: <b>2</b>                 | Age: <b>46</b>                   |
| Frontage(metres):                                                       | Full Baths: <b>2</b>                | Zoning: <b>R1</b>                |
| Depth / Size:                                                           | Half Baths: <b>0</b>                | Gross Taxes: <b>\$4,027.07</b>   |
| Lot Area (sq.ft.): <b>8,756.00</b>                                      | Rear Yard Exp:                      | For Tax Year: <b>2024</b>        |
| Lot Area (acres): <b>0.20</b>                                           | P.I.D.: <b>008-466-645</b>          | Tax Inc. Utilities?: <b>No</b>   |
| Flood Plain:                                                            |                                     | Tour: <b>Virtual Tour URL</b>    |
| View: :                                                                 |                                     |                                  |
| Complex/Subdiv: <b>FINCH AREA</b>                                       |                                     |                                  |
| First Nation Reserve:                                                   |                                     |                                  |
| Services Connected: <b>Electricity, Natural Gas, Storm Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                                       | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Brick, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
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: **6** Covered Parking: **2** Parking Access: **Side**  
Parking: **Add. Parking Avail., Garage; Double, 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: **Wall/Wall/Mixed**

Legal: **LOT 1 BLOCK 3 SECTION 1 TOWNSHIP 84 RANGE 19 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT PLAN 23767**

Amenities: **None**

Site Influences:  
Features:

| Finished Floor (Main):                | 1,305                 | Floor               | Type                | Dimensions   | Floor | Type | Dimensions | Bathrooms  |
|---------------------------------------|-----------------------|---------------------|---------------------|--------------|-------|------|------------|------------|
| Finished Floor (Above):               | 590                   | Main                | Living Room         | 16'6 x 20'8  |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):            | 0                     | Main                | Dining Room         | 13'3 x 9'6   |       |      | x          | Main 3     |
| Finished Floor (Below):               | 0                     | Main                | Kitchen             | 12' x 13'3   |       |      | x          | Above 4    |
| Finished Floor (Basement):            | 1,065                 | Main                | Family Room         | 14' x 21'6   |       |      | x          |            |
| Finished Floor (Total):               | 2,960sq. ft.          | Main                | Den                 | 10'1 x 12'3  |       |      | x          |            |
| Unfinished Floor:                     | 0                     | Main                | Foyer               | 5'11 x 9'2   |       |      | x          |            |
| Grand Total:                          | 2,960sq. ft.          | Above               | Primary Bedroom     | 13'7 x 12'10 |       |      | x          |            |
| Flr Area (Det'd 2nd Res):             | sq. ft.               | Above               | Bedroom             | 13'7 x 9'6   |       |      | x          |            |
| Suite: <b>None</b>                    |                       | Above               | Bedroom             | 10'2 x 9'1   |       |      | x          |            |
| Basement: <b>Full, Fully Finished</b> |                       | Below               | Bedroom             | 8'1 x 13'9   |       |      | x          |            |
|                                       |                       | Below               | Recreation Room     | 17'4 x 18'6  |       |      | x          |            |
|                                       |                       | Below               | Utility             | 25'9 x 22'7  |       |      | x          |            |
|                                       |                       |                     |                     | x            |       |      | x          |            |
| Crawl/Bsmt. Height:                   | # of Levels: <b>3</b> | Manuf Type:         | Registered in MHR?: | PAD Rental:  |       |      |            |            |
| # of Kitchens: <b>1</b>               | # of Rooms: <b>12</b> | MHR#:               | CSA/BCE:            | Maint. Fee:  |       |      |            |            |
|                                       |                       | ByLaw Restrictions: |                     |              |       |      |            |            |

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

**Welcome to the sought-after Finch Neighborhood. This impressive 3-level split home boasts abundant space and is bathed in natural light, featuring a warm gas fireplace and a elegant dining room. Inside you'll find four spacious bedrooms, a family room and a finished basement complete with a rec room and a convenient crawl space for ample storage. The heated double car garage is ideal for various projects, additionally the property includes a charming 1500 square foot deck, mature trees, greenhouse, storage shed and RV parking enhancing the appeal of this beautiful residence. Don't miss your chance!**



Presented by:

## Micky Kandola

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**Active**  
**R2993721**

Board: N  
House/Single Family

### 1333 E 8TH AVENUE

Prince Rupert  
Prince Rupert - City  
V8J 2N8

Residential Detached

**\$420,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$439,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1942**  
Frontage(feet): **50.00** Bathrooms: **2** Age: **83**  
Frontage(metres): **15.24** Full Baths: **2** Zoning: **R2**  
Depth / Size: **100.0** Half Baths: **0** Gross Taxes: **\$3,309.15**  
Lot Area (sq.ft.): **5,000.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.11** P.I.D.: **012-164-461** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Rear, Side**  
Parking: **Open**  
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: **Tile, Vinyl/Linoleum**

Legal: **LOT B BLOCK 32 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 1899**

Amenities:

Site Influences:

Features:

| Finished Floor (Main):          | 825                   | Floor               | Type                | Dimensions  | Floor | Type | Dimensions | Bathrooms  |
|---------------------------------|-----------------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above):         | 373                   | Main                | Living Room         | 19'8 x 11'5 |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):      | 0                     | Main                | Kitchen             | 11'3 x 9'4  |       |      | x          | Main 4     |
| Finished Floor (Below):         | 0                     | Main                | Eating Area         | 11'3 x 7'7  |       |      | x          | Above 5    |
| Finished Floor (Basement):      | 861                   | Main                | Bedroom             | 9'5 x 8'8   |       |      | x          |            |
| Finished Floor (Total):         | 2,059sq. ft.          | Main                | Bedroom             | 11'5 x 8'11 |       |      | x          |            |
| Unfinished Floor:               | 0                     | Above               | Bedroom             | 23' x 11'4  |       |      | x          |            |
| Grand Total:                    | 2,059sq. ft.          | Bsmt                | Bedroom             | 11' x 8'    |       |      | x          |            |
| Flr Area (Det'd 2nd Res):       | sq. ft.               | Bsmt                | Recreation Room     | 21'6 x 11'  |       |      | x          |            |
|                                 |                       | Bsmt                | Laundry             | 9'2 x 5'3   |       |      | x          |            |
|                                 |                       | Bsmt                | Flex Room           | 10'2 x 9'7  |       |      | x          |            |
| Suite: <b>None</b>              |                       |                     |                     | x           |       |      | x          |            |
| Basement: <b>Fully Finished</b> |                       |                     |                     | x           |       |      | x          |            |
|                                 |                       |                     |                     | x           |       |      | x          |            |
| Crawl/Bsmt. Height:             | # of Levels: <b>3</b> | Manuf Type:         | Registered in MHR?: | PAD Rental: |       |      |            |            |
| # of Kitchens: <b>1</b>         | # of Rooms: <b>10</b> | MHR#:               | CSA/BCE:            | Maint. Fee: |       |      |            |            |
|                                 |                       | ByLaw Restrictions: |                     |             |       |      |            |            |

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

**Come and check out this 4 bedroom, 2 bathroom home. 1 bedroom can be found on the main floor along with the kitchen, eating area and living room. 1 more bedroom and a family room are located on the bottom floor, perfect for the kids to have their own space. On the top floor is a spacious primary bedroom with its own ensuite bathroom, complete with two sinks for getting ready in the morning. A back yard, plenty of parking and a location close to both primary and high schools round out this attractive property.**



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**Active**  
**R2998712**  
Board: N  
House/Single Family

**899 BORDEN STREET**

Prince Rupert  
Prince Rupert - City  
V8J 1V4

Residential Detached

**\$435,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$469,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1920**  
Frontage(feet): **25.00** Bathrooms: **2** Age: **105**  
Frontage(metres): **7.62** Full Baths: **1** Zoning: **R1**  
Depth / Size: **100** Half Baths: **1** Gross Taxes: **\$2,613.17**  
Lot Area (sq.ft.): **2,500.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **0.06** P.I.D.: **011-891-840** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **Yes: City & Ocean Views**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

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

Legal: **LOT 13 BLOCK 14 SECTION 5 DISTRICT LOT 251 RANGE 5, COAST DISTRICT PLAN 923**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

| Finished Floor (Main):                      | 908                   | Floor               | Type                | Dimensions   | Floor | Type | Dimensions | Bathrooms  |
|---------------------------------------------|-----------------------|---------------------|---------------------|--------------|-------|------|------------|------------|
| Finished Floor (Above):                     | 840                   | Main                | Kitchen             | 9'10 x 19'04 |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):                  | 0                     | Main                | Dining Room         | 8'07 x 10'   |       |      | x          | Main 2     |
| Finished Floor (Below):                     | 0                     | Main                | Living Room         | 11'05 x 13'  |       |      | x          | Above 4    |
| Finished Floor (Basement):                  | 0                     | Above               | Primary Bedroom     | 9'09 x 14'10 |       |      | x          |            |
| Finished Floor (Total):                     | 1,748sq. ft.          | Above               | Bedroom             | 9'08 x 14'02 |       |      | x          |            |
| Unfinished Floor:                           | 0                     | Above               | Bedroom             | 8'04 x 11'11 |       |      | x          |            |
| Grand Total:                                | 1,748sq. ft.          |                     |                     | x            |       |      | x          |            |
| Flr Area (Det'd 2nd Res):                   | sq. ft.               |                     |                     | x            |       |      | x          |            |
| Suite: <b>None</b>                          |                       |                     |                     | x            |       |      | x          |            |
| Basement: <b>Separate Entry, Unfinished</b> |                       |                     |                     | x            |       |      | x          |            |
| Crawl/Bsmt. Height:                         | # of Levels: <b>2</b> | Manuf Type:         | Registered in MHR?: | PAD Rental:  |       |      |            |            |
| # of Kitchens: <b>1</b>                     | # of Rooms: <b>6</b>  | MHR#:               | CSA/BCE:            | Maint. Fee:  |       |      |            |            |
|                                             |                       | ByLaw Restrictions: |                     |              |       |      |            |            |

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

**RE/MAX Coast Mountains (PR)**

**This charming 3 bedroom character home is located within walking distance of schools, parks and the downtown core. Step inside and enjoy the warmth of wood floors and timeless details of this century old house. The open layout allows you to take in views of the city and harbour from the Kitchen, living room or primary bedroom. Enjoy relaxing in the private, fully fenced, fully covered backyard or soak up the afternoon sun on the front patio. A very inviting home with a lot of potential that is well worth a look. Property sold "AS IS WHERE IS".**



Presented by:  
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**Active**  
**R3017320**

Board: N  
House/Single Family

**585 5TH AVENUE**

Burns Lake  
Burns Lake - Town  
V0J 1E0

Residential Detached

**\$549,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$549,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1998**  
Frontage(feet): **0.00** Bathrooms: **5** Age: **27**  
Frontage(metres): **0.00** Full Baths: **5** Zoning: **R1**  
Depth / Size: **0** Half Baths: **0** Gross Taxes: **\$7,647.44**  
Lot Area (sq.ft.): **31,101.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.71** P.I.D.: **024-205-311** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

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: Covered Parking: Parking Access:

Parking: **Garage; Triple, Open, RV Parking Avail.**

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: **LOT 1 DISTRICT LOT 5347 RANGE 5 COAST DISTRICT PLAN PRP42634**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed, Vacuum - Built In**

|                                       |                       |             |                 |                     |       |             |             |           |      |
|---------------------------------------|-----------------------|-------------|-----------------|---------------------|-------|-------------|-------------|-----------|------|
| Finished Floor (Main):                | 2,019                 | Floor       | Type            | Dimensions          | Floor | Type        | Dimensions  | Bathrooms |      |
| Finished Floor (Above):               | 1,290                 | Main        | Living Room     | 17'4 x13'10         | Bsmt  | Media Room  | 18'3 x 12'3 | Floor     | #Pcs |
| Finished Floor (AbvMain2):            | 0                     | Main        | Kitchen         | 14' x13'            |       |             | x           | Main      | 3    |
| Finished Floor (Below):               | 2,019                 | Main        | Family Room     | 16'2 x14'           |       |             | x           | Above     | 4    |
| Finished Floor (Basement):            | 0                     | Main        | Eating Area     | 13' x11'            |       |             | x           | Above     | 4    |
| Finished Floor (Total):               | 5,328sq. ft.          | Main        | Dining Room     | 12' x10'            |       |             | x           | Above     | 5    |
| Unfinished Floor:                     | 0                     | Main        | Other           | 23'8 x11'4          |       |             | x           | Bsmt      | 4    |
| Grand Total:                          | 5,328sq. ft.          | Main        | Den             | 10'8 x9'10          |       |             | x           |           |      |
| Flr Area (Det'd 2nd Res):             | sq. ft.               | Main        | Laundry         | 16'4 x7'9           |       |             | x           |           |      |
| Suite: <b>None</b>                    |                       | Above       | Primary Bedroom | 17'8 x14'10         |       |             | x           |           |      |
| Basement: <b>Full, Fully Finished</b> |                       | Above       | Bedroom         | 13'10 x11'4         |       |             | x           |           |      |
|                                       |                       | Above       | Bedroom         | 10' x9'10           |       |             | x           |           |      |
|                                       |                       | Above       | Bedroom         | 11'6 x10'8          |       |             | x           |           |      |
|                                       |                       | Bsmt        | Recreation Room | 38' x24'            |       |             | x           |           |      |
| Crawl/Bsmt. Height:                   | # of Levels: <b>3</b> | Manuf Type: |                 | Registered in MHR?: |       | PAD Rental: |             |           |      |
| # of Kitchens: <b>1</b>               | # of Rooms: <b>14</b> | MHR#:       |                 | CSA/BCE:            |       | Maint. Fee: |             |           |      |
| ByLaw Restrictions:                   |                       |             |                 |                     |       |             |             |           |      |

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

**One-of-a-kind executive home offering over 5,000 sq. ft. of custom-built luxury on a beautifully landscaped 0.71-acre lot. This stunning 4-bedroom, 5-bath residence blends charm, beauty, and functionality in a private, serene setting. Thoughtfully designed with spacious living areas, high-end finishes, and timeless character throughout. Enjoy the convenience of a 3-car attached garage and unmatched attention to detail. A true standout-there's nothing else like it in town. Ideal for those seeking space, elegance, and exclusivity in a premier location.**