

# \$739,000 - 2764 Merritt Road, Prince George

MLS® #R3060511

**\$739,000**

6 Bedroom, 4.00 Bathroom,  
Single Family on 0.17 Acres

N/A, Prince George, British Columbia

An INCREDIBLE investment opportunity with the potential to generate nearly \$5,000 per month! This spacious 2-storey home features 6 bedrooms and 4 bathrooms, including two ground-level suites that offer excellent flexibility and income potential. The main area is freshly vacated and move-in ready, while the lower right suite is ideal for mortgage help (currently rented for \$1,650/mo). Highlights include a concrete driveway, gas forced-air heating, cozy fireplace, and durable laminate floors. With its versatile layout, income potential, and convenient location near schools, parks, shopping, and transit, this well-maintained home is perfect for families or investors alike. (id:6289)

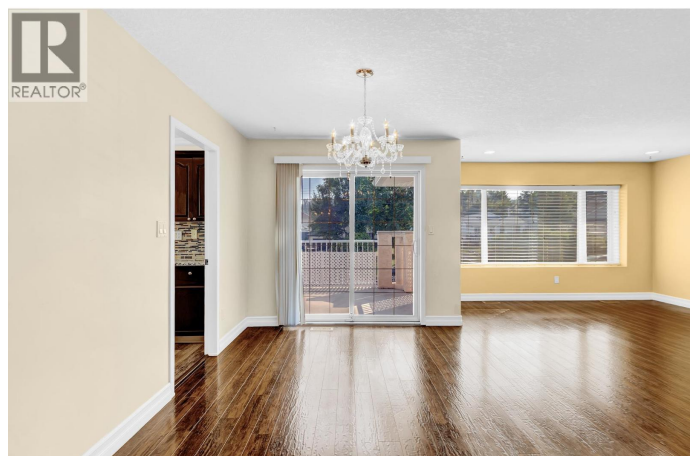
Built in 2000

## Essential Information

|            |               |
|------------|---------------|
| Listing #  | R3060511      |
| Price      | \$739,000     |
| Bedrooms   | 6             |
| Bathrooms  | 4.00          |
| Acres      | 0.17          |
| Year Built | 2000          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

## Community Information

Address 2764 Merritt Road



|             |                  |
|-------------|------------------|
| Subdivision | N/A              |
| City        | Prince George    |
| Province    | British Columbia |
| Postal Code | V2N1M4           |

### **Amenities**

|              |        |
|--------------|--------|
| Parking      | Garage |
| # of Garages | 2      |

### **Interior**

|                 |                        |
|-----------------|------------------------|
| Heating         | Natural gas Forced air |
| Fireplace       | Yes                    |
| # of Fireplaces | 1                      |
| # of Stories    | 2                      |
| Has Basement    | Yes                    |

### **Exterior**

|            |                    |
|------------|--------------------|
| Roof       | Asphalt shingle    |
| Foundation | Concrete Perimeter |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Macdonald Realty |
|----------------|------------------|



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