

# \$489,900 - 1200 1208 N Cuddie Crescent, Prince George

MLS® #R3046452

**\$489,900**

6 Bedroom, 4.00 Bathroom,  
Multi-family on 0.14 Acres

N/A, Prince George, British Columbia

\* PREC - Personal Real Estate Corporation. Excellent investment opportunity in the heart of Prince George! This well-kept fourplex features four spacious and functional units, each thoughtfully maintained to provide comfortable living spaces. The property is currently home to great tenants who would love to stay, making this a turnkey investment with stable rental income from day one. The building has been carefully looked after over the years, ensuring low maintenance needs for the new owner. Located in a convenient central area close to schools, shopping, and transit, this property is ideally suited for both investors seeking reliable cash flow and those looking for long-term value appreciation. All measurements are approximate buyer to verify if deemed important lots size taken from tax assessment. (id:6289)

## Essential Information

|           |              |
|-----------|--------------|
| Listing # | R3046452     |
| Price     | \$489,900    |
| Bedrooms  | 6            |
| Bathrooms | 4.00         |
| Acres     | 0.14         |
| Type      | Multi-family |
| Sub-Type  | Freehold     |

## Community Information

|         |                             |
|---------|-----------------------------|
| Address | 1200 1208 N Cuddie Crescent |
|---------|-----------------------------|



|             |                  |
|-------------|------------------|
| Subdivision | N/A              |
| City        | Prince George    |
| Province    | British Columbia |
| Postal Code | V2L4C5           |

### **Amenities**

|         |    |
|---------|----|
| Parking | RV |
|---------|----|

### **Interior**

|                 |                                           |
|-----------------|-------------------------------------------|
| Appliances      | Washer/Dryer Combo, Refrigerator, Stove   |
| Heating         | Natural gas Baseboard heaters, Forced air |
| Fireplace       | Yes                                       |
| # of Fireplaces | 1                                         |
| # of Stories    | 2                                         |
| Has Basement    | Yes                                       |

### **Exterior**

|            |                    |
|------------|--------------------|
| Exterior   | Composite Siding   |
| Roof       | Asphalt shingle    |
| Foundation | Concrete Perimeter |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Aspire Realty |
|----------------|----------------------------|



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