



# 140 Price Place

\$599,900



## Charming Duncan Character Home

Located at the end of a quiet residential no thru road, walking distance to town & all amenities, this lovely main level entry w/full basement home exudes character & charm from the original hardwood floors to the dining room wainscoting. Boasting 2,081 Sq. Ft. of living space (bsmt partially finished) including 3 bedrooms (could easily be 4) plus a den & 1 bathroom, the home features French doors, a large living room &, a big basement family/rec room & has seen numerous upgrades such as gas fireplace, heat pump, hot water on demand, newer roof & more. The level .17 acre lot is fully fenced with a patio & ample space for kids & pets & there is even a separate storage shed. This property also offers development potential as the current MDR zoning allows for multi unit dwellings. Perfect for young families, investors & developers alike this is an affordable value added offering, don't wait to make this home part of your next adventure.

### SPECS FEATURES

|             |             |          |               |
|-------------|-------------|----------|---------------|
| Area        | East Duncan | Age      | 1948          |
| Bedrooms    | 3 + Den     | Taxes    | \$4,002       |
| Bathrooms   | 1           | Tax Year | 2022          |
| Lot Size    | 0.17 Acre   | MLS#     | 966717        |
| Floor Space | 2,081sq.ft  | Parking  | Driveway/Open |



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