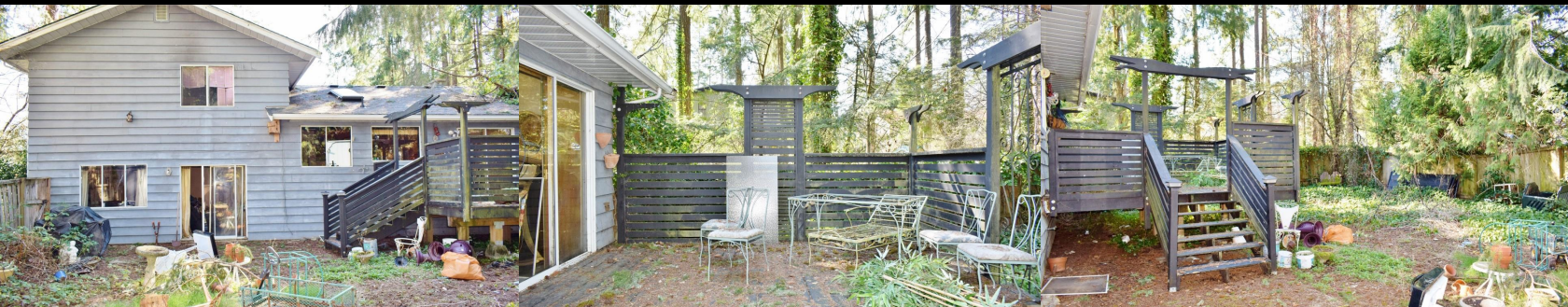




# 4650 Alder Glen Rd

\$599,900



## Cowichan Bay Family Home Opportunity

Opportunity knocks!! Located in the seaside community of Cowichan Bay, this 2,058 Sq. Ft., 3 bedroom, 2.5 bathroom split level home sits on a .19 acre level lot adjacent and backing onto wooded green space. The home is in need of TLC and repairs but is priced below comparable homes in the neighbourhood and offers a great opportunity to build some sweat equity. A few features include generous sized master suite with walk-in closet and ensuite, big family and rec room spaces and the backyard has great privacy and includes a large deck area. The neighbourhood is quiet and friendly and is within walking distance to the ocean, marina, restaurants and shops and is only a short drive to all amenities, as well as an easy commute to Victoria.

### SPECS & FEATURES

Area	Cowichan Bay	Age	1975
Bedrooms	3	Taxes	3115
Bathrooms	3	Tax Year	2022
Lot Size	0.19 Acre	MLS#	927701
Floor Space	2,058 sq.ft.	Parking	Double Carport



To view more info, scan this QR code with your smart phone



**JOHANNSEN GROUP REALTY INC**

[www.jgrealty.ca](http://www.jgrealty.ca)

Theresa Carter - REALTOR®

Office 250-748-8080

[theresa@jgrealty.ca](mailto:theresa@jgrealty.ca)