



2836 Wedgewood Dr

\$998,000



North Duncan Home on Acreage with Double Shop and Suite

Seldom do you find such a complete package and at such a great price. Here on this 1.53 acre parcel that sits on a small no through road at the North end of Duncan you will find a wonderful open concept, 3 bdrm., 4 bath, main level entry home with basement and over 3710 sq. ft. of living space, part of which is a self-contained 544 sq.ft, 1 bdrm.

Suite over the garage/shop. There are 2 large shop bays totalling 1376 sq.ft. and one double bay is overheight and currently the home of H.A.M. Upholstery. The home offers a great room with combined living/kitchen/dining and a dramatic vaulted wood finished ceiling as well as big picture windows with views of Mount Prevost. The manicured and irrigated property is secured with fencing and a controlled access gate and there's a beautiful pond feature area ideal for relaxing with the family. Seller indicates that there may be potential to subdivide. This is priced far below replacement cost and is a must see.

SPECS & FEATURES

Area	Z3 East Duncan	Age	2008
Bedrooms	4	Taxes	6139
Bathrooms	4	Tax Year	2019
Lot Size	1.53	MLS#	469693
Floor Space	3710	Parking	Garage - 3 or more



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