

# 8071 QUEEN ST

## Crofton, BC

The information contained has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any and all information of special interest should be verified and obtained through independent verification.



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472 Trans-Canada Hwy, Duncan, BC V9L 3R6







**Zoning:** R3  
**Floor Space:** 1,479 sq ft  
**Bedrooms:** 3  
**Bathrooms:** 1  
**MLS#** 1023543

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This beautifully maintained 3-bedroom, 1-bath rancher offers 1,479 sq. ft. of bright, single-level living, perfect for families, down sizers, or anyone seeking easy accessibility. The open-concept living, dining, and kitchen areas feature fresh paint, and new flooring throughout the main spaces. The kitchen includes stainless steel appliances, a built-in dishwasher, and plenty of functional workspace. A generous laundry room provides added storage and convenient crawlspace access.

Recent updates to the home include flooring, paint, windows, plumbing, perimeter drainage, natural gas fireplace, and hot water tank. Additional features include central vacuum, and a heated and wired workshop, perfect for hobbies, projects, or extra storage.

The large covered back deck offers comfortable year-round outdoor enjoyment. Situated on a flat and fully usable 0.17-acre lot, the exterior showcases lovely landscaping creating the perfect spot to relax. There's also plenty of space for an RV or boat parking, plus a park just across the street and amenities only steps away.

This home blends thoughtful updates with practical comfort in one of the valley's most convenient locations — truly great value and move-in ready!

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### Property Notes

Pex plumbing throughout whole home (2025)

New flooring (2025)

New paint (2025)

Windows (2018)

NG Hot water tank (2018)

Natural Gas Fireplace (2018)

NG hook up for BBQ (also plumbed if wanting a gas kitchen stove)

Perimeter Drains (Front 2023) (Side and Back 2025)

Suntubes (2018)

Wide hallways accommodate wheelchairs

Covered patio for relaxing

Wired workshop for hobbies

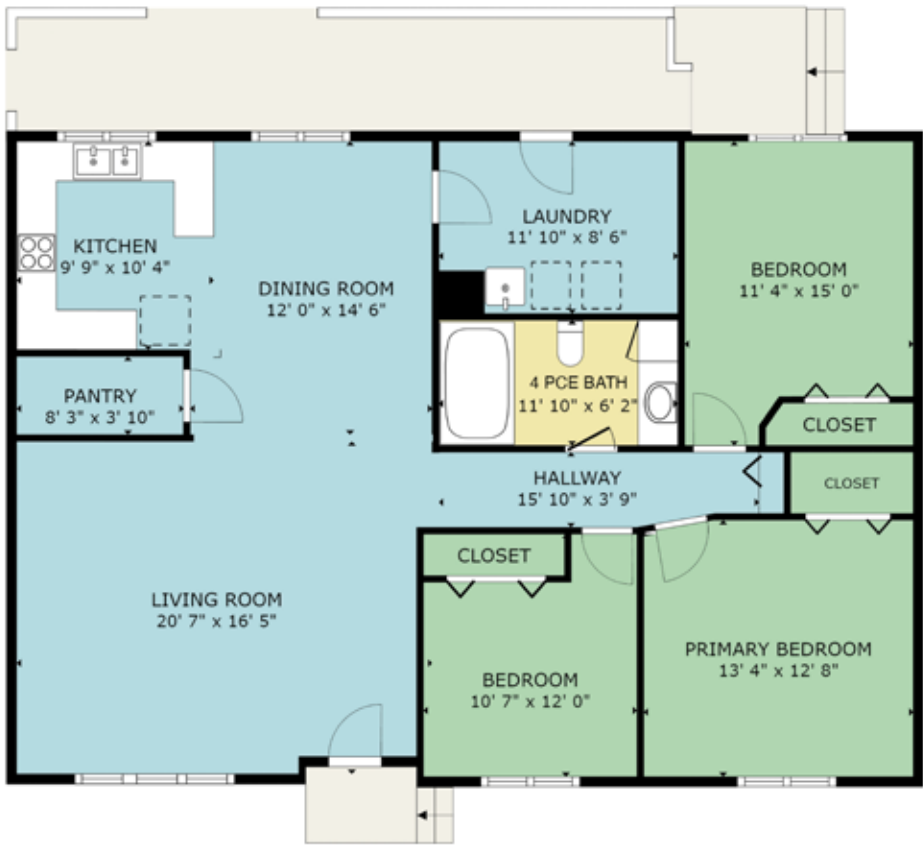
Room for RV's and boats

There is a built-in 5-zone sprinkler system but it has not been used

Walking distance to school, restaurants, shops, seawall, parks and trails

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FLOOR	AREA
MAIN	1,479
TOTAL	1,479

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