



**10662 ALDER CRES**  
Youbou, BC

**\$1,299,900**

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.



Cell: 250.732.1863  
Office: 250.748.7200  
Email: [adam@adamballrealty.ca](mailto:adam@adamballrealty.ca)

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

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







**Price:** \$1,299,900  
**Zoning:** R3  
**Floor Space:** 2,684 sq ft  
**Property:** .27 acres  
**MLS#** 978294

## 10662 ALDER CRES Youbou, BC

Welcome to this stunning 2,684 sq ft custom-built home, offering breathtaking lake views and exceptional craftsmanship. The open-concept kitchen, dining, and living areas showcase vaulted ceilings and French doors that open to the deck, perfect for enjoying southern exposure and panoramic lake views. In addition to an office space, powder room and laundry room, the main floor also features a spacious primary bedroom with vaulted ceilings, French doors leading to the deck, a luxurious 5-piece ensuite, and a walk-in closet.

Downstairs, you'll find 9-foot ceilings, a generous living/media room with lake views and patio access, two good-sized bedrooms, a full bathroom, a storage room, and a mechanical room. This home exudes quality with wood sash windows, hardwood and tile flooring, and a striking spiral staircase.

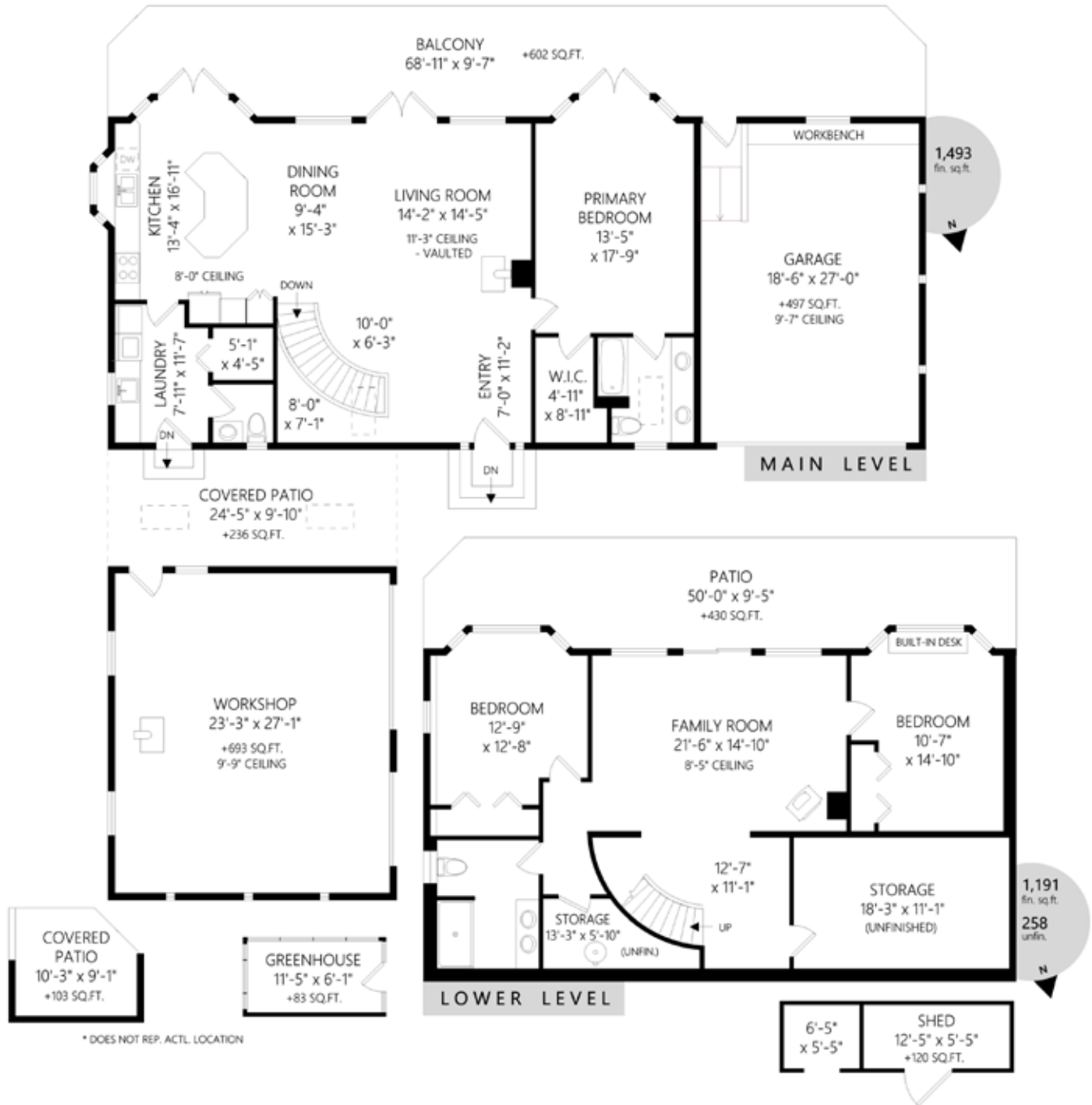
The low-maintenance yard includes 3 garages with approx. 1,200 sq ft of space, a garden shed, a charming gazebo, an exposed concrete driveway, and a gated entry—all complemented by beautifully landscaped gardens and, of course, those incredible views!

# 10662 ALDER CRES

## Youbou, BC

### Property Notes

Roof (2017)  
Heatpump with 2 heads (2023)  
200 Amp Panel  
Hot Water tank 60 gallon (2023)  
Woodstoves up and down WETT certified  
Tons of storage  
Master bedroom on main with ensuite and walk-in closet  
Laundry on main  
HUGE deck with amazing lake views  
Approx. 1,200 sq ft of garage space  
New garage door opener  
New PEX main water supply  
Extensive exposed concrete work outside  
Sunny side of the lake  
Arbutus park minutes away as well as boat launch  
Septic pumped (2024)  
Very well maintained home and property



	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Garage	0	497	497
Lower Level	1191	258	1449
Main level	1493	0	1493
Workshop	0	693	693
<b>Total</b>	<b>2684</b>	<b>1448</b>	<b>4132</b>

Shown length and width dimensions are approximate. Area sq.ft. is representative of the on-site measurements. (1" accuracy)



Figures, Calculations, and Representations are for indicative and promotional purpose only. VI Standard Real Estate Services Inc. will not be liable for any damages of any kind arising from the mis-use of this information.