

INFORMATION PACKAGE

6144 EDGEHILL PLACE, DUNCAN



Welcome to this beautifully updated 3-bedroom, 2-bathroom rancher on a quiet, family-friendly cul-de-sac. Boasting a functional and inviting layout, this home features an open-concept kitchen, dining, and family room with cozy woodstove & patio access—perfect for everyday living and entertaining. There's also a separate formal living room & the spacious primary bedroom includes a convenient 2-piece ensuite.

The fully fenced backyard offers fantastic outdoor living with an above ground pool & gazebo covered patio, ideal for relaxing or hosting gatherings. Designed for low-maintenance living, this property has some easy care raised garden beds, a great storage/garden shed & space to park your RV or boat.


Excellent location within walking distance to Berkey's Corner shopping and dining, schools, parks, trails, and transit with downtown Duncan just a 2 minute drive away. Cozy & convenient, this home is move in ready and would be perfect for families, first-time buyers, or downsizers!


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Bedrooms: 3

Bathrooms: 2

Living Space: 1,335 Sq.Ft.

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Baseboard Electric

Year Built: 1975

Lot Size: 0.17 Acre

Roof: Fiberglass Shingle

Construction: Wood Frame

Parking: Open, RV, Driveway

Property Taxes: 2024 \$3,205

Property Assessment: 2025
\$519,000

Additional Notes:


- Pool & Gazebo are included
- Fenced Yard
- Storage/Garden Shed
- Low Maintenance Yard
- No Dishwasher
- Close to Schools, Shopping, Trails and Parks
- Quiet Cul-De-Sac location


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