

INFORMATION PACKAGE

#2-6172 ALINGTON ROAD, DUNCAN



Immediate Possession Available! This spacious 2-bedroom + den, 2-bathroom townhouse in Sherman Grove offers 1,949 sq. ft. of flexible living space across two levels, making it perfect for multi-generational families or those seeking room to grow.



Recent updates include a new natural gas direct vent wall furnace, as well as a cozy natural gas fireplace in the living room. Enjoy the outdoors with a private covered patio, deck with views of Somenos Lake, & gardening space. A detached garage provides additional storage & parking.



The layout could easily be configured to suit many living situations with space for older children or in-law suite potential down. Ideally located within walking distance to Duncan's amenities and recreational facilities, this property offers great value & long-term investment potential with rental options allowed.

Don't miss your chance to join this family-friendly & make this charming townhouse your new home!



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Information provided in this package is believed to be accurate, however it is ultimately the responsibility of the Buyer to verify anything contained herein if it is being relied upon in making an offer on this property. This information is provided as a courtesy. There are no representations or warranties provided by the Listing Agent or the Seller(s).

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Bedrooms: 2 + Den

Bathrooms: 2

Square footage: 1,949sq.ft

Age: 1975

Parking: Garage, Common

Water: Municipal

Sewer: Municipal

Heat: Baseboard Electric, Natural

Gas Wall Furnace & Fireplace

Strata Fees: \$590/Month; includes

management, water, sewer,

garbage, maintenance of

common property.

Property Taxes: 2025: \$3,056

Included items: Fridge, Stove,

Dishwasher, Washer, Dryer

Preferred Closing: Negotiable

Additional Notes:

Sauna is negotiable

Deep freeze not included

No age restrictions

Some rentals allowed

Walking distance to town

In-Law Suite potential

Tub downstairs leaks



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