

# 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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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: \$501.48/Month;

includes management, water, sewer, garbage, maintenance of common property.

Property Taxes: 2024: \$2,710.00

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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