

\$849,900 - 3056 Gibbins Rd, Duncan

MLS® #1017277

\$849,900

4 Bedroom, 5.00 Bathroom, 3,361 sqft

Single Family on 0.52 Acres

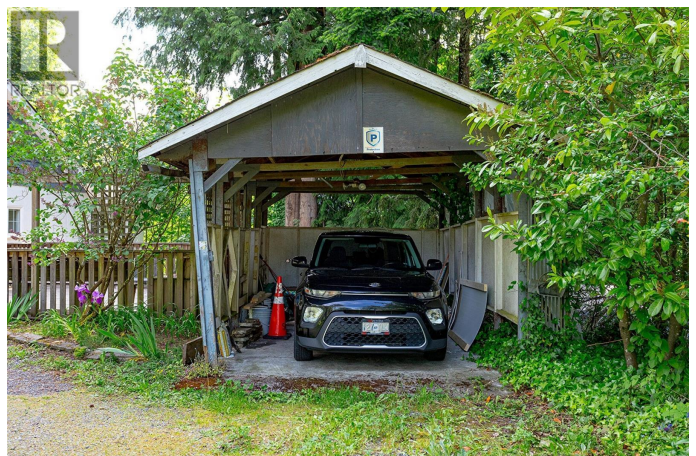
West Duncan, Duncan, British Columbia

Great Opportunity! 3 Potential Suites. Updated 4+ Bedrooms, 4 bathrooms, Huge Rancher with Endless Possibilities on .52 of a flat potential subdivision property, on huge Corner lot, across the street from Duncan Hospital. This Home at One Time housed Seniors, Each Bedroom on main floor has a bathroom, approximately 2100 sqft on main floor, with 3+ Bedrooms, upgraded flooring and a perfect setup, for someone who doesn't like stairs, or has extended family, or Home Cottage Business potential, There is one main kitchen, on main 1 downstairs in the 1 bed self contained suite, own entrance (also another kitchen area on main, no stove etc) In the main house there is a huge room upstairs, for storage or potential den/office, Property, Lots of Parking, RV, great spot for home cottage business ?? overnight notice is required, big dogs, listed at \$849,900 Sellers have paid \$1500 to North Cowichan to get 2 proposed lots subdivided off. There is an encroachment with neighbouring house on this lot. (id:6289)

Built in 1954

Essential Information

Listing #	1017277
Price	\$849,900
Bedrooms	4
Bathrooms	5.00
Square Footage	3,361



Acres	0.52
Year Built	1954
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3056 Gibbins Rd
Subdivision	West Duncan
City	Duncan
Province	British Columbia
Postal Code	V9L1E4

Amenities

Features	Central location, Level lot, Other
Parking Spaces	10

Interior

Heating	Electric, Wood Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Duplex
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Listing Details

Listing Office	Maxxam Realty Ltd.
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Listing information last updated on November 3rd, 2025 at 3:02pm MST