

**12-2529 Alexander St**  
Duncan, BC V9L 2W8



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**MLS# 929986**



**RENT**

**\$439,900**

**2 Bedrooms | 2 Bathrooms | 974 Sqft**

2 Beds 2 Baths Calling first time buyers & investors. This lovely 2 bedroom, 1.5 bathroom, south facing townhouse was built in 2008 & sits in a well-run, quiet complex, with mature landscaping with irrigation & within walking distance of town, shopping, Chesterfield sportsplex & schools. The main floor offers an open concept plan with easy care laminate & slate flooring, functional kitchen with adjoining eating nook, 2-piece bathroom with stacking washer & dryer + access to the crawl space for additional storage (access located in the front closet). The rear yard is a good size & is fully fenced & private with a patio & is perfect for summer BBQs, children & four-legged friends. The upstairs has a four-piece bathroom & 2 good sized bedrooms, one featuring a walk-in closet. The unit is in a quiet location at the rear of the complex & has assigned parking. Home is very efficient to heat. One dog or one cat allowed (size limit for dogs). The home is currently rented month to month. Properties are at increased risk of damage from extreme weather due to climate change. ClimateCheck provides detailed climate risk data for properties now and up to 30 years into the future. 22 hot days expected in 2050 13 storms expected in 2050 Life Stage Employment Type Average Household Income Average Number of Children



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