

**3270 Moorfield Rd**  
Duncan, BC V9L 4A9



**RE/MAX**  
GENERATION

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**MLS# 985858**



**RE/MAX**

**\$615,000**

**3 Bedrooms | 3 Bathrooms | 1,399 Sqft**

This well-maintained 3-bedroom, 3-bathroom half duplex offers a functional layout with an open-concept kitchen, dining, and living area on the main floor, and all bedrooms upstairs. Recent updates include new flooring on the main level, fresh paint, and backyard improvements. The kitchen features a farmhouse sink and access to a covered patio for year-round enjoyment. A ductless heat pump keeps the home comfortable in all seasons. The spacious main bedroom includes a walk-in closet and a 3-piece ensuite. The fully fenced, low-maintenance backyard is perfect for kids and pets, with blooming silk trees, rose bushes, lavender, and tulips adding natural beauty. The front yard is equally inviting, featuring vibrant hydrangeas, a Japanese maple, and seasonal tulips. The garage has been converted into extra living space but can easily be restored. Close to transit, trails, shopping, and schools don't miss this fantastic opportunity!



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