

\$849,900 - 3056 Gibbins Rd, Duncan

MLS® #1017277

\$849,900

4 Bedroom, 5.00 Bathroom, 2,930 sqft

Residential on 0.52 Acres

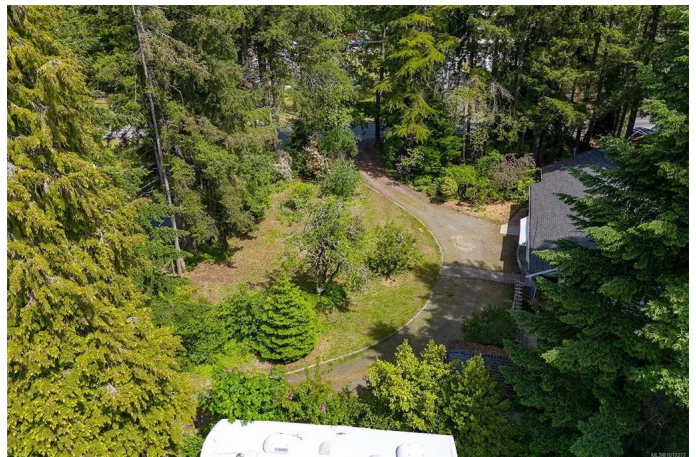
N/A, Duncan, BC

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.

Built in 1954

Essential Information

MLS® #	1017277
Price	\$849,900
Bedrooms	4
Bathrooms	5.00
Square Footage	2,930



Acres	0.52
Year Built	1954
Type	Residential
Sub-Type	Single Family Detached
Status	Active

Community Information

Address	3056 Gibbins Rd
Area	Du West Duncan
Subdivision	N/A
City	Duncan
County	North Cowichan, Municipality of
Province	BC
Postal Code	V9L 1E4

Amenities

Parking Spaces	10
Parking	Carport, Driveway, Open, RV Access/Parking
# of Kitchens	2

Interior

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

Exterior

Roof	Asphalt Shingle
Construction	Concrete, Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco & Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	4
Office	Maxxam Realty Ltd.
Zoning	R3

Listing Details

Listing Office Maxxam Realty Ltd.

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