

# \$639,000 - 476 Howard Ave, Duncan

MLS® #1017329

**\$639,000**

2 Bedroom, 1.00 Bathroom, 1,242 sqft

Residential on 0.16 Acres

N/A, Duncan, BC

The cutest house on the block! This home is the perfect blend of old and new, a ton of original character, yet fully updated and modernized. The kitchen has been fully updated with new cabinets, quartz countertops, and new appliances. Large living room offers a newer gas fireplace, and the rustic wood floors throughout have aged with elegance. Primary bedroom is a good size and accessed through a den that could be utilized as walk-in closet or a perfect nursery. Main bathroom enjoys new vanity and fixtures and classic clawfoot tub. Floor plan has great separation for privacy. Upstairs space currently utilized as home office and media room, could easily be 3rd bedroom. Large detached shop, private and generous backyard with 3 mature fruit trees. Numerous updates including new gas furnace with AC, heat pump, high efficiency windows, EV charging station, exterior paint and so much more! Central location in a quiet neighbourhood. Good vibes only!

Built in 1937

## Essential Information

MLS® #	1017329
Price	\$639,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,242



Acres	0.16
Year Built	1937
Type	Residential
Sub-Type	Single Family Detached
Status	Active

### **Community Information**

Address	476 Howard Ave
Area	Du East Duncan
Subdivision	N/A
City	Duncan
County	Cowichan Valley Regional District
Province	BC
Postal Code	V9L 3M8

### **Amenities**

Parking Spaces	3
Parking	Garage, RV Access/Parking
# of Garages	1
# of Kitchens	1

### **Interior**

Heating	Forced Air, Heat Pump, Natural Gas
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

### **Exterior**

Roof	Asphalt Shingle
Construction	Frame Wood
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 10th, 2025
Days on Market	4
Office	eXp Realty (NA)

### **Listing Details**

Listing Office                      eXp Realty (NA)

MLS® property information is provided under copyright© by the Vancouver Island Real Estate Board and Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.