

\$899,900 - 4379 Irvine Dr, Duncan

MLS® #1018385

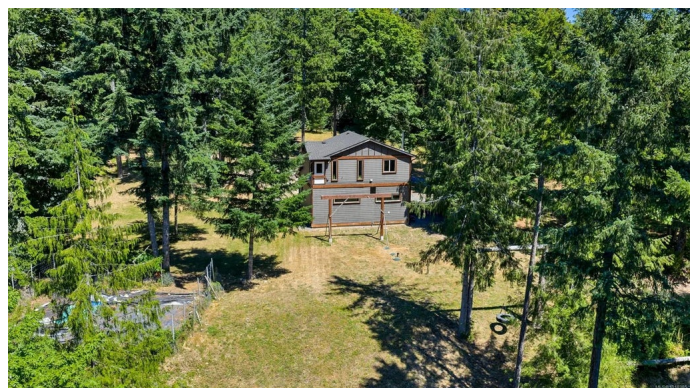
\$899,900

2 Bedroom, 1.00 Bathroom, 712 sqft

Residential on 7.31 Acres

N/A, Duncan, BC

Tucked away on 7.31 acres, this private property offers approximately 5 usable acres with a charming 2 bed, 1 bath, 712 sqft house. The home sits above an over-height garage with two large bays, 12'™ ceilings, cement fiber siding & a spacious attached carport. Support posts are in place for a future deck on the sunny south side. The surrounding land has been cleared & leveled, extending the yard & creating a lovely setting with a fenced garden. The lot has been left in a natural state with mature, parklike trees on a good portion of the property. Zoning allows for another dwelling, but buyers should talk to the CVRD to ensure compliance with the zoning. Located just 5.5 km to the firehall & 13 minutes to downtown Duncan, + a short walk to the Cowichan River for endless hours of fun. This property provides all sorts of opportunities for hobbies and a second dwelling.



Built in 2014

Essential Information

MLS® #	1018385
Price	\$899,900
Bedrooms	2
Bathrooms	1.00
Square Footage	712
Acres	7.31
Year Built	2014
Type	Residential

Sub-Type	Single Family Detached
Status	Active
View	Mountain(s)

Community Information

Address	4379 Irvine Dr
Area	Du West Duncan
Subdivision	N/A
City	Duncan
County	Cowichan Valley Regional District
Province	BC
Postal Code	V9L 6G5

Amenities

Utilities	Compost, Electricity To Lot, Garbage, Phone Available, Recycling
Parking Spaces	20
Parking	Attached, Carport, Garage Double, Open, RV Access/Parking
# of Garages	2
# of Kitchens	1
View	Mountain(s)

Interior

Interior Features	Dining/Living Combo, Storage, Workshop
Appliances	Dishwasher, F/S/W/D, Range Hood
Heating	Baseboard, Electric
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Roughed-In

Exterior

Exterior Features	Garden, Lighting, Playground
Windows	Insulated Windows, Screens, Vinyl Frames, Window Coverings
Roof	Fibreglass Shingle, Metal
Construction	Cement Fibre, Frame Wood, Insulation All
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2025
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Days on Market	4
Office	Royal LePage Duncan Realty
Zoning	R-2

Listing Details

Listing Office	Royal LePage Duncan Realty
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