



## 2100 Arden Rd Courtenay BC

\$979,900

2962 sqft rancher with walk-out basement built in 2014 has 4 bedrooms, 3 bathrms in total including a 1 bedroom (+den) legal suite. The suite has a rear driveway & accessed off Morello drive. You will notice this well planned build w/ a mortgage helper in this market is a huge asset! The top floor has 3 great sized bedrooms, the primary bedroom has a walk in closet and ensuite with heated floors & tiled shower. The kitchen and living are open plan with 9ft ceilings & a cozy gas f/p, the dining opens up to a lovely deck. The lower area has a gym or could be used as a 2nd family area? There is 2 storage areas and a utility room that has 2 hot water tanks an electric furnace and did I mention a heat pump? The lower suite is modern and bright and has insuite laundry and is well insulated and fireproofed. Fenced yard for the main house, double garage plus rv parking all the things you need: minutes town, walking trails, inland hwy access check! Arden elementary bus stop is right outside!

Listing Presented By:



Originally Listed by:  
Royal LePage-Comox Valley (CV)

harmonydyck76@gmail.com



**Royal LePage in the Comox Valley**

Royal LePage in the Comox Valley ,  
Comox, BC,

Phone: 250.334.3124  
beverlybay@shaw.ca