



## 6116 Ryall Rd Duncan BC

\$499,900

Exceptional half duplex in an excellent Duncan location, conveniently close to all the amenities the area has to offer. This home features a main-level entry, welcoming you into a spacious living room, well-appointed kitchen, a convenient 2-piece bathroom, and laundry facilities. The upper level boasts two generously sized bedrooms and a well-appointed 4-piece bathroom. Additionally, the upper floor includes a versatile flex room, providing flexibility for use as a nursery, extra small bedroom, or office. Convenience extends outdoors with a carport for parking and an additional lockable storage shed. The expansive backyard is beautifully landscaped, creating an inviting space for a fire pit and a relaxing back patio. Recent upgrades to the property include newer thermoproof windows, interior doors, carpet, tub/shower, landscaping, and modern appliances. This home presents a wonderful opportunity for comfortable and contemporary living in a highly desirable location.

Listing Presented By:



Originally Listed by:  
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