



2320 Embleton Cres A Courtenay BC

\$589,000

Nestled in a quiet neighbourhood surrounded by parks, trails, and the scenic Puntledge River, this three-level half duplex offers flexibility, income potential, and an incredible outdoor lifestyle. Offering 1,535 sq ft, the main level features a bright living room, open dining area, and separate kitchen with backyard access. The deck has been enlarged for added outdoor enjoyment, and the spacious yard includes two storage sheds and is exceptionally well cared for. Upstairs offers 2 bedrooms and a 4-piece bath. The lower level includes a self-contained suite with separate laundry, providing excellent flexibility for extended family or rental income. Upstairs tenant pays \$1,875 (month-to-month), and the lower in-law suite is vacant. Close to Malcolm Morrison Park, First Street Park, schools, and just minutes to downtown Courtenay's shops and amenities. A great option for first-time buyers or investors seeking income potential in a prime location. All poly b has been replaced.

Listing Presented By:



Originally Listed by:
RE/MAX Ocean Pacific Realty
(Crtny)

tessaprocter.realestate@gmail.com



RE/MAX Ocean Pacific Realty

2230A Cliffe Ave., Courtenay, BC,
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca