



33555 Duncan Ave | \$175,000

Notable Features:

- Tucked away from traffic & noise on dead-end street
- Loaded with nostalgic charm and a retro vibe
- Coved plaster ceilings and thoughtful details
- Refreshed living room with newer vinyl plank flooring
- Kitchen offers new tile backsplash & solid appliances
- Connected dining room has a beamed, volume ceiling
- Two bedrooms feature hardwood flooring
- Bathroom has a new floating vanity & generous shower
- Fin. basement is perfect for a family room or hobby area
- Fenced backyard with plenty of outdoor living space
- Detached 1.5 garage adds more storage capacity
- Nearby parks include Fort Fraser and Steffens Park
- Fraser school district with Edison Elementary, Richards Middle, and Fraser High School
- Minutes from downtown Fraser and major expressways



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