



**PEMBERTON  
HOLMES**

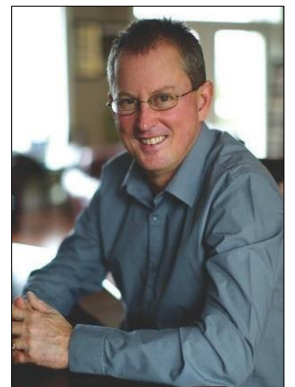
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## Spacious Family At An affordable Price

**5798 Brier Avenue**

With four bedrooms, three bathrooms, meticulously maintained and over twenty-five-hundred square feet, your home is in an ideal location just off Tzouhalem road on the East side of town within walking distance to downtown Duncan. As one of the newer homes in the area, this home offers all the living area upstairs and room to grow in the fully finished lower level. The sun filled home offers a bright kitchen with updated floors and fridge leading to an expansive partially covered deck for year round barbequing. A spacious living and dining room with a cozy gas fire set in brick, three bedrooms upstairs including a two piece bath in the primary suite. Downstairs, the huge recreational room with a gas stove offers great space for the kids to get away. There's loads of storage, a fourth large bedroom, brand new washer and dryer and a three piece bath with a shower. Updated vinyl windows, 2014 HWT, irrigation and new gutters. Covered parking for three cars including a deep garage offering a handy sink. Resting on almost a quarter acre close to schools, parks, recreation and everything the town has to offer. This is great value in a great location.



*Please call to arrange a private viewing - Ken Neal 250 -746- 8123 [www.kenneal.com](http://www.kenneal.com)*