

# \$1,425,000 - 3494 Cedar Hill Rd, Saanich

MLS® #1003411

**\$1,425,000**

4 Bedroom, 2.00 Bathroom, 2,594 sqft

Single Family on 0.33 Acres

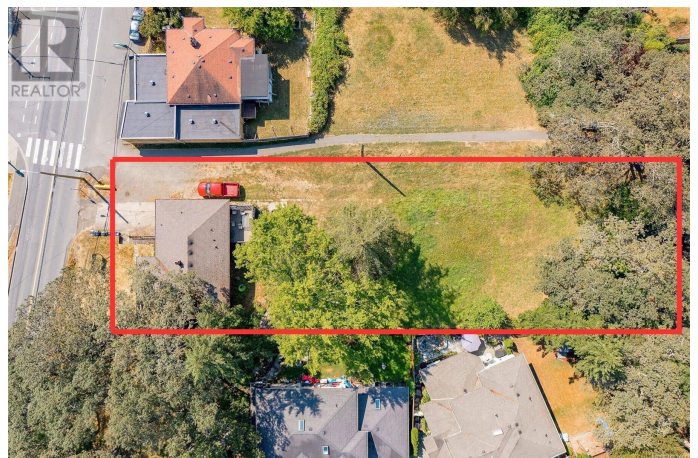
Cedar Hill, Saanich, British Columbia

Attention Developers and Builders! This is a rare and exceptional opportunity to develop a fully approved three-lot subdivision in the prestigious Cedar Hill neighbourhood. Set on over 14,000 sq. ft. of prime land, this property is ready for immediate development. Located in one of Saanich's most desirable areas, this subdivision offers a perfect blend of urban convenience and natural beauty. Walk to top-rated schools, enjoy easy access to public transit, and take advantage of nearby shopping, dining, and amenities. Outdoor enthusiasts will love being just minutes from the scenic Cedar Hill Golf Course, the Cedar Hill chip trail, and numerous parks and walking paths. This is a shovel-ready opportunity in a location that truly has it all—proximity, lifestyle, and strong demand. Don't miss your chance to invest in one of Greater Victoria's most coveted communities! (id:6289)

Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | 1003411     |
| Price          | \$1,425,000 |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Square Footage | 2,594       |
| Acres          | 0.33        |
| Year Built     | 1968        |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3494 Cedar Hill Rd |
| Subdivision | Cedar Hill         |
| City        | Saanich            |
| Province    | British Columbia   |
| Postal Code | V8P3Z1             |

### Amenities

|                |             |
|----------------|-------------|
| Features       | Rectangular |
| Parking Spaces | 4           |

### Interior

|                 |                |
|-----------------|----------------|
| Heating         | Oil Forced air |
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |

### Additional Information

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Camosun |
|----------------|----------------|



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Listing information last updated on October 25th, 2025 at 5:46pm PDT