

# \$999,000 - 3170 Frechette St, Saanich

MLS® #1004809

**\$999,000**

2 Bedroom, 2.00 Bathroom, 1,332 sqft

Single Family on 0.15 Acres

Camosun, Saanich, British Columbia

Welcome to this charming home tucked away in a quiet, no-through street neighborhood—a perfect blend of peace, privacy, and everyday convenience. Situated on a generous 6,600 sq ft lot, the property features a fully fenced, west-facing backyard that invites you to relax, garden, or entertain in a sun-soaked, private setting. Whether you're enjoying a morning coffee on the patio or hosting a summer barbecue, this outdoor space is designed to make the most of West Coast living. Inside, the home offers two well-appointed bedrooms that provide comfortable accommodation for a small family, couple, or those seeking a quieter lifestyle. The bright and open living area is filled with natural light thanks to large windows, creating a welcoming and airy atmosphere throughout. It's a space that instantly feels like home. This location is truly ideal—just minutes to both UVic and Camosun College, making it an excellent option for students, educators, or university staff. You're also close to Hillside Mall and Shelbourne Plaza, where shopping, dining, and everyday services are all easily accessible. Weekend warriors and golf lovers will appreciate several nearby courses, and those relying on public transit will love the convenient access to multiple nearby bus routes, simplifying your daily commute. Whether you're looking to live near top-tier schools, be close to essential amenities, or simply enjoy a calm, walkable neighborhood with great connections to the rest of the city, this property checks all the boxes. Don't



miss the chance to make this peaceful,  
well-located home your very own! (id:6289)

Built in 1939

### Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 1004809       |
| Price          | \$999,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Square Footage | 1,332         |
| Acres          | 0.15          |
| Year Built     | 1939          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Character     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3170 Frechette St |
| Subdivision | Camosun           |
| City        | Saanich           |
| Province    | British Columbia  |
| Postal Code | V8P4N5            |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Features       | Level lot, Private setting, Wooded area, Other, Rectangular |
| Parking Spaces | 4                                                           |
| Parking        | Other                                                       |

### Interior

|            |                                    |
|------------|------------------------------------|
| Appliances | Refrigerator, Stove, Washer, Dryer |
| Heating    | Electric Baseboard heaters         |
| Cooling    | None                               |

### Additional Information

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

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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