

\$510,000 - 310 3215 Alder St, Saanich

MLS® #1013094

\$510,000

2 Bedroom, 2.00 Bathroom, 904 sqft

Single Family on 0.03 Acres

The Alders, Saanich, British Columbia

Welcome to this beautifully updated 2-level, top-floor corner unit at 310-3215 Alder Street—where comfort, flexibility, and location come together in a thoughtfully designed floorplan. This spacious home offers the feel of a townhouse with two private balconies and over 167sq . ft. of living space, ideal for families, students, or professionals seeking a versatile layout. Located in a well-managed, family-friendly strata complex, this property is perfect for those who value community, convenience, and style. The bright, open-concept main level features a generously sized living room with soaring vaulted ceilings and a cozy wood-burning fireplace—creating an inviting space for relaxing evenings. The large kitchen offers ample cabinetry, updated finishes, and a dedicated eating area perfect for casual dining or family meals. Recent upgrades include durable new flooring, fresh paint throughout, and energy-efficient thermopane windows and sliding doors. The main floor primary bedroom is located next to a 3-piece bathroom, while the flexible dining area—with closet and access to its own balcony—can easily function as a third bedroom, home office, or den. Upstairs, a large second bedroom boasts a skylight, generous closet space, and a private 2-piece ensuite, making it ideal for a teen, guest, or workspace. Additional highlights include ample in-unit storage, a separate storage locker, free shared laundry, and even a common guest suite. Centrally located between Mayfair and



Uptown Malls, this unit is just steps from transit routes to UVic, Camosun College, and downtown Victoria. A rare find in a central location—this one checks all the boxes! Proudly presented by The Ann Watley Group, Ann Watley Personal Real Estate Corporation, Pemberton Holmes Ltd. (id:6289)

Built in 1982

Essential Information

Listing #	1013094
Price	\$510,000
Bedrooms	2
Bathrooms	2.00
Square Footage	904
Acres	0.03
Year Built	1982
Type	Single Family
Sub-Type	Strata

Community Information

Address	310 3215 Alder St
Subdivision	The Alders
City	Saanich
Province	British Columbia
Postal Code	V8X1P3

Amenities

Features	Irregular lot size
Parking Spaces	1
View	City view, Mountain view

Interior

Heating	Electric, Wood Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning

Multi-Family

Listing Details

Listing Office

Pemberton Holmes Ltd.



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