

\$680,000 - 106 2250 James White Blvd, Sidney

MLS® #1013098

\$680,000

2 Bedroom, 3.00 Bathroom, 1,353 sqft

Single Family on 0.04 Acres

Sidney North-East, Sidney, British Columbia

Welcome to this beautifully updated 2-bedroom, 3-bathroom townhome located in the heart of Sidney by the Sea. Thoughtfully designed for comfort, privacy, and low-maintenance living, this two-level home offers the ideal downsize without compromise. Step through your private front sitting area and into a bright, welcoming space featuring brand-new flooring throughout. The south-facing living room boasts large windows, a cozy and inviting layout, and flows effortlessly into a well-appointed kitchen with a sunny breakfast nook—perfect for enjoying your morning coffee. A flexible area just off the kitchen can serve as a home office, hobby space, or expanded pantry, offering even more function. Upstairs, you'll find two generously sized bedrooms, each with its own private bathroom—a rare and highly desirable layout that ensures comfort and privacy for guests and family members alike. The primary bedroom has direct access to a private balcony, where you can enjoy wide open views of the schoolyard and distant mountains—a peaceful retreat to unwind at the end of the day. The main level 2-piece powder room is conveniently located for guests, while the second-level laundry adds everyday practicality and ease. Additional highlights include assigned parking directly at the back door, a private outdoor storage area, and a fully fenced south-facing garden with its own gate—perfect for entertaining, gardening, or letting your pet enjoy the sunshine. Located in



a well-managed strata just steps from Thrifty Foods, Pharmasave, and transit, with easy access to the airport and ferry, this is a rare opportunity to enjoy the best of Sidney living in a home that offers space, privacy, and thoughtful upgrades throughout. Welcome home – simply pick your moving date and you’re ready to go! Proudly presented by The Ann Watley Group, Ann Watley Personal Real Estate Corporation, Pemberton Holmes Ltd. (id:6289)

Built in 1995

Essential Information

Listing #	1013098
Price	\$680,000
Bedrooms	2
Bathrooms	3.00
Square Footage	1,353
Acres	0.04
Year Built	1995
Type	Single Family
Sub-Type	Strata
Style	Character

Community Information

Address	106 2250 James White Blvd
Subdivision	Sidney North-East
City	Sidney
Province	British Columbia
Postal Code	V8L1Z4

Amenities

Features	Curb & gutter, Private setting
Parking Spaces	1
Parking	Other

Interior

Heating	Electric Baseboard heaters
---------	----------------------------

Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Multi-Family
--------	--------------

Listing Details

Listing Office	Pemberton Holmes Ltd.
----------------	-----------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 24th, 2025 at 6:01pm PDT