

\$1,149,900 - 1288 Roy Rd, Saanich

MLS® #1013921

\$1,149,900

4 Bedroom, 2.00 Bathroom, 2,966 sqft

Single Family on 0.19 Acres

Strawberry Vale, Saanich, British Columbia

~This custom-built rancher offers a bright and inviting 1,496 sq ft main floor with just a few steps to enter. The open plan features a spacious living room, dining area, and kitchen, plus three bedrooms on the main level. The main bathroom includes both a soaker tub and a separate shower. Perfectly positioned on a south-facing lot, the home is filled with natural light. A large main driveway leads to the attached two-car garage, while a second long driveway is ideal for RVs, boats, or work vehicles. The property is surrounded by beautiful, mature, low-maintenance landscaping with full irrigation, creating a private and peaceful setting. The lower level offers excellent flexibility with a 4th bedroom, flex room, large rec room with wet bar, 3-piece bathroom, and direct outside access to the 2nd driveway. Approximately 650 sq ft of unfinished space includes a workshop with built-in cabinetry and a second rec area, perfect for storage or future development, including easy suite potential. (id:6289)

Built in 1965

Essential Information

Listing #	1013921
Price	\$1,149,900
Bedrooms	4
Bathrooms	2.00
Square Footage	2,966



Acres	0.19
Year Built	1965
Type	Single Family
Sub-Type	Freehold
Style	Other

Community Information

Address	1288 Roy Rd
Subdivision	Strawberry Vale
City	Saanich
Province	British Columbia
Postal Code	V8Z2X9

Amenities

Features	Level lot, Private setting, Corner Site, Rectangular
Parking Spaces	3

Interior

Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
--------	-------------

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 28th, 2025 at 11:01am PDT