

\$1,349,000 - 4375 Viewmont Ave, Saanich

MLS® #1017339

\$1,349,000

8 Bedroom, 5.00 Bathroom, 3,822 sqft

Single Family on 0.16 Acres

Royal Oak, Saanich, British Columbia

Welcome to 4375 Viewmont Avenue – An Elegant Family Residence in the Heart of Royal Oak Tucked away in one of Royal Oak’s most desirable and rarely available neighborhoods, this beautifully appointed home offers over 3,500 sq ft of refined living space, thoughtfully designed for comfort, functionality, and multi-generational living. Boasting 9+ bedrooms and 5 bathrooms, including two self-contained 2-bedroom suites, this versatile residence presents a rare opportunity for extended families or those seeking valuable income potential without compromising privacy or space. Step into a grand foyer that leads to a bright, open-concept upper level featuring an inviting living room, a formal dining area, and a tastefully updated kitchen with modern appliances. The adjoining family room extends seamlessly onto an enclosed patio, providing a charming setting for year-round entertaining. The upper floor also includes three spacious bedrooms, highlighted by a primary suite complete with a walk-in closet and a well-appointed 4-piece ensuite bath. The lower level offers remarkable flexibility with a large recreation room (or optional fourth bedroom), a guest bathroom, and access to a private backyard with a vegetable garden – a serene retreat for gardening or outdoor enjoyment. Set just steps from Brydon Park, the Centennial Trail, and Royal Oak Middle School, buses to Claremont High school, this home is ideally located near an array of



amenities including Royal Oak Plaza, Broadmead Village, medical clinics, grocery stores, and the Saanich Commonwealth Recreation Centre. With the Royal Oak Transit Exchange nearby and School buses to Claremont High School, commuting anywhere in the city is effortless. Blending timeless design with modern convenience, this distinguished property offers the best of family living in one of Greater Victoria’s most connected and sought-after communities.

(id:6289)

Built in 1989

Essential Information

Listing #	1017339
Price	\$1,349,000
Bedrooms	8
Bathrooms	5.00
Square Footage	3,822
Acres	0.16
Year Built	1989
Type	Single Family
Sub-Type	Freehold
Style	Westcoast

Community Information

Address	4375 Viewmont Ave
Subdivision	Royal Oak
City	Saanich
Province	British Columbia
Postal Code	V8Z5K8

Amenities

Features	Curb & gutter, Level lot, Rectangular
Parking Spaces	6
Parking	Stall

Interior

Heating	Electric Baseboard heaters
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	3

Additional Information

Zoning	Residential
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Listing Details

Listing Office	RE/MAX Camosun
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