

\$1,300,000 - 3221 Wascana St, Saanich

MLS® #1017833

\$1,300,000

5 Bedroom, 4.00 Bathroom, 2,860 sqft

Single Family on 0.23 Acres

Gorge, Saanich, British Columbia

Hummingbird Lane is a private fully fenced urban oasis, 30 years in the making. Mature evergreens, perennials, deciduous trees and shrubs create an ever-changing tapestry of scented blooms and a refuge for birds throughout the spring and summer months. Nesting hummingbirds are especially common and will bring the gardens to life as they raise their nesting young ones. The landscaping is designed into a series of rooms that surround the residence offering several outdoor seating areas to enjoy the beauty of nature and the peaceful tranquility of your own magical urban sanctuary. This low maintenance property is fully irrigated with automatic sprinklers and includes outdoor lighting to enhance your evening gatherings. Open House Sunday Oct 25th 1:30 -3:30 Beautiful 3 level 5 bed 4-bathroom home with quality updates throughout. Gorgeous Maple hardwood on the main and upper levels. There is in floor heated tile floors in the lower level LEGAL 2-bedroom suite with a private entrance. Granite throughout the main kitchen which is bright and spacious. A gourmet's modern delight with a separate eating area and plenty of cooking space. Walk in closets with built ins. This is a one-of-a-kind property in this family area fully fenced and extremely private with unquestionably one of Victoria's most lovely and enchanting gardens. The stunning grounds are fully irrigated and include amazing outdoor lighting to enhance your evening get togethers. There is a separate Studio/Office



space/ on the grounds which can be used as is or further developed. Hummingbird Lane is a private urban oasis to be enjoyed for years to come. Ideally located near parks, shops, the rec. centre, and the Galloping Goose Trail. Close to all three levels of schools, Camosun, Interurban and bus routes. (id:6289)

Built in 2008

Essential Information

Listing #	1017833
Price	\$1,300,000
Bedrooms	5
Bathrooms	4.00
Square Footage	2,860
Acres	0.23
Year Built	2008
Type	Single Family
Sub-Type	Freehold
Style	Character

Community Information

Address	3221 Wascana St
Subdivision	Gorge
City	Saanich
Province	British Columbia
Postal Code	V8Z3T7

Amenities

Features	Central location, Level lot, Private setting, Wooded area, Other, Rectangular
Parking Spaces	6

Interior

Heating	Electric, Other Baseboard heaters, Hot Water
Cooling	None

Additional Information

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

Listing Details

Listing Office Macdonald Realty Victoria



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 26th, 2025 at 8:31am PDT