

# \$1,200,000 - 3480 Bethune Ave, Saanich

MLS® #953259

**\$1,200,000**

3 Bedroom, 2.00 Bathroom, 1,887 sqft  
Single Family on 0.14 Acres

Quadra, Saanich, British Columbia

\*Development site for sale\* Up to 6 story development opportunity at Uptown, Saanich. Applications for re zoning on similar sites have recently achieved an FSR of approximately 3:1. Walk score of 92 with major retailers and amenities just steps away including Saanich Plaza, Uptown centre, Walmart, Whole Foods, Save on Foods, Best Buy, Browns Social House, and Shoppers Drug Mart. Convenient access to Patricia Bay Highway, with 20 minutes to Victoria International Airport and 25 minutes to Swartz Bay Ferries. Nearby Hwy 1 North through Mckenzie interchange to Western Communities is reachable within 12 minutes by car, or South to downtown Victoria in 5 minutes. This friendly community is an outdoor enthusiasts dream, with hiking, cycling and all major trails, parks and nature sanctuaries all close by. A rare opportunity ! (id:6289)

Built in 1961

## Essential Information

Listing #	953259
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,887
Acres	0.14
Year Built	1961
Type	Single Family



Sub-Type Freehold  
Style Character

### Community Information

Address 3480 Bethune Ave  
Subdivision Quadra  
City Saanich  
Province British Columbia  
Postal Code V8X1W2

### Amenities

Features Rectangular  
Parking Spaces 2  
Parking Stall  
View City view, Mountain view

### Interior

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

### Additional Information

Zoning Residential

### Listing Details

Listing Office Sutton Group West Coast Realty



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