

# \$1,200,000 - 3482 Bethune Ave, Saanich

MLS® #953260

**\$1,200,000**

4 Bedroom, 1.00 Bathroom, 1,545 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 1938

## Essential Information

Listing #	953260
Price	\$1,200,000
Bedrooms	4
Bathrooms	1.00
Square Footage	1,545
Acres	0.14
Year Built	1938
Type	Single Family



Sub-Type	Freehold
Style	Cottage, Cabin

### Community Information

Address	3482 Bethune Ave
Subdivision	Quadra
City	Saanich
Province	British Columbia
Postal Code	V8X1W2

### Amenities

Features	Level lot, Private setting, Other, Rectangular
Parking Spaces	4
Parking	Stall

### Interior

Heating	Oil Forced air
Cooling	None

### Additional Information

Zoning	Residential
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### Listing Details

Listing Office	Sutton Group West Coast Realty
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