

# \$849,999 - 3176 Balfour Ave, Victoria

MLS® #1008842

## \$849,999

4 Bedroom, 4.00 Bathroom, 2,052 sqft

Single Family on 0.07 Acres

Burnside, Victoria, British Columbia

Investor Alert! 3 suites producing at market rents and some of the best returns in the City! This fantastic investment property is located near all amenities and transit, making it an ideal home for prospective tenants. All suites currently rented to great tenants. The ground level contains a one bedroom plus den suite and a separate one-bedroom suite. A large 2 bedroom and 2-bathroom suite covers the upper level with a large walk out balcony. Recent upgrades include new countertops and integral sinks. There is also a new high efficiency condensing combination gas boiler supplying on demand hot water and in-floor hydronic heating. Along with having a double wide driveway with ample parking, the property is within walking distance of the Tillicum Shopping Centre and the Gorge Waterway and is very central to other amenities throughout Victoria including bus routes to UVIC and access to the Galloping Goose for cyclists. Reach out today to book your private viewing! (id:6289)

Built in 1994

## Essential Information

Listing #	1008842
Price	\$849,999
Bedrooms	4
Bathrooms	4.00
Square Footage	2,052



Acres	0.07
Year Built	1994
Type	Single Family
Sub-Type	Strata

### Community Information

Address	3176 Balfour Ave
Subdivision	Burnside
City	Victoria
Province	British Columbia
Postal Code	V9A1S1

### Amenities

Features	Level lot, Corner Site, Irregular lot size, Other
Parking Spaces	2

### Interior

Heating	Electric, Other Baseboard heaters, Hot Water
Cooling	None

### Additional Information

Zoning	Duplex
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### Listing Details

Listing Office	Coldwell Banker Oceanside Real Estate
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