

\$998,900 - 1728 Foul Bay Rd, Victoria

MLS® #1013244

\$998,900

3 Bedroom, 2.00 Bathroom, 1,574 sqft
Single Family on 0.13 Acres

Fairfield East, Victoria, British Columbia

Located in one of the city's most desirable and high-demand neighborhoods, this property offers an opportunity to enter the single-family dwelling market with a well-cared-for home and a built-in mortgage helper. With a Walk Score of 91 and a Bike Score of 86, the location is unbeatable—just steps to shops, transit, schools, Oak Bay Rec Centre, Royal Jubilee Hospital, and Oak Bay Village, plus an easy commute to downtown, Camosun College, and UVIC. The main floor is bright and inviting, featuring fir floors and a renovated open-concept kitchen with quartz counters, tile backsplash, stainless steel appliances, and eating bar. Two bedrooms and a 4-piece bath complete this level, with direct access to a west-facing, fully fenced yard with patio and garden space. The lower level offers great versatility with a 1-bedroom suite including kitchen, living area, 3-piece bath, shared laundry, and a flex room that could function as a 4th bedroom, office, playroom, or storage. (Currently this room is given to the upper-level suite but could be incorporated into the lower-level suite). Both suites are currently tenanted. Upper-level rents for \$2,660 per month. Lower-level tenant is willing to pay market value with new owner. Significant upgrades to the home and property include: 200-amp electrical service, a brand-new heat pump, and a brand-new hot water tank. This is a rare chance to own a single-family home in a prime location, with strong income potential thanks to the two



suites. Whether you're looking for your first home, a property with a mortgage helper, or a solid investment, this one checks all the boxes. Future development could also be an option given the location. (id:6289)

Built in 1950

Essential Information

Listing #	1013244
Price	\$998,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,574
Acres	0.13
Year Built	1950
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1728 Foul Bay Rd
Subdivision	Fairfield East
City	Victoria
Province	British Columbia
Postal Code	V8R5A4

Amenities

Features	Curb & gutter
Parking Spaces	1
Parking	Stall

Interior

Heating	Forced air, Heat Pump
Cooling	Central air conditioning, Fully air conditioned

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Royal LePage Coast Capital - Oak Bay
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