

# \$749,000 - 302 Victoria Rd, Nanaimo

MLS® #1015299

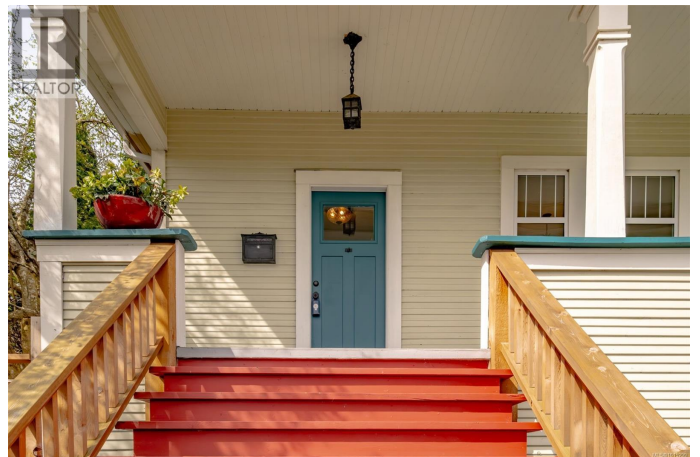
**\$749,000**

3 Bedroom, 2.00 Bathroom, 2,887 sqft

Single Family on 0.14 Acres

Old City, Nanaimo, British Columbia

Sitting on over 6,000 sqft, this 3-bed, 2-bath + den home has been thoughtfully modernized over the years, yet still retains the simple elegance characteristic of its Edwardian heritage. Large windows, generously sized rooms and high ceilings maximize natural light and contribute to the overall sense of openness and spaciousness. Beautifully restored hardwood floors and earth tones throughout create an organic sense of tranquility. Enjoy ocean views and gorgeous sunrises from the living room or covered front veranda. The kitchen is sociable with an open connection to the dining and living rooms, functional with an efficient layout and ample storage and beautiful with custom cabinetry and quartz countertops. Enjoy the heated tile flooring in both bathrooms. Bespoke features throughout the home include a stunning tile fireplace surround in the living room, a hand-made ceramic bathroom sink and original stained glass French doors. The spacious lower level includes a workshop and multiple storage areas. Outside, the yard is fully fenced—ideal for pets. Discover raised veggie boxes, a pergola, a water feature, and a detached heated studio—ideal for a home office or creative space. Nestled in the vibrant heart of downtown Nanaimo, just a stroll from the waterfront, caf s, night markets, and boutique shops—this stunning heritage-style home offers a rare chance to own a thoughtfully restored piece of history. A short walk to daycares, shopping, the Hullo Fast



Ferry, Helijet, Harbour Air, and all the amenities of downtown living. You won't find many homes and properties like this"bright, joyful, and full of soul. 200-amp service, roof 2019, fence 2020, hot water tank 2020, gas furnace 2015. Floor plan available as well as upgrade list. (id:6289)

Essential Information

|                |                  |
|----------------|------------------|
| Listing #      | 1015299          |
| Price          | \$749,000        |
| Bedrooms       | 3                |
| Bathrooms      | 2.00             |
| Square Footage | 2,887            |
| Acres          | 0.14             |
| Type           | Single Family    |
| Sub-Type       | Freehold         |
| Style          | Character, Other |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 302 Victoria Rd  |
| Subdivision | Old City         |
| City        | Nanaimo          |
| Province    | British Columbia |
| Postal Code | V9R4P9           |

Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Features       | Central location, Corner Site, See remarks, Other, Marine Oriented |
| Parking Spaces | 2                                                                  |
| View           | Mountain view, Ocean view                                          |

Interior

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Heating         | Electric, Natural gas, Other Baseboard heaters, Other |
| Cooling         | None                                                  |
| Fireplace       | Yes                                                   |
| # of Fireplaces | 1                                                     |

Additional Information

Zoning

Residential

## Listing Details

Listing Office

eXp Realty (NA)



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 20th, 2025 at 4:16pm MDT