

# \$1,250,000 - 1905 Lee Ave, Victoria

MLS® #1016019

**\$1,250,000**

2 Bedroom, 1.00 Bathroom, 1,715 sqft

Single Family on 0.06 Acres

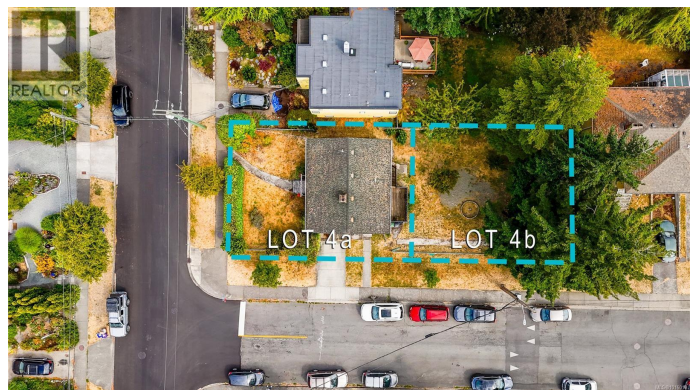
Jubilee, Victoria, British Columbia

Two Exceptional Paths - One Rare Property. Subdivision approval is already in place for a small-lot development, with building plans by Java Designs for a 2,000 sq ft four-bedroom, four-bathroom home on the newly created lot included. The existing two-bedroom character home offers the option to move in, rent it out, or carry on with the final stage of subdivision and build next door. Alternatively, keep the lot as is under the new Town Centre District (TCD-1) zoning, which uniquely allows for both residential and commercial uses. This flexibility opens multiple avenues for ownership, development, or future mixed-use potential. Ideally located in South Jubilee near Oak Bay Avenue, the Royal Jubilee Hospital, and the Oak Bay border, you're steps from major transit, Oak Bay Recreation Centre, groceries, restaurants, and caf  s, and in the Willows Elementary, Monterey Middle, and Oak Bay High catchments. The sunlit living room, original hardwood floors, formal dining room, bright kitchen, and unfinished lower level with storage or future potential complete this exceptional offering. (id:6289)

Built in 1949

## Essential Information

Listing #	1016019
Price	\$1,250,000
Bedrooms	2



Bathrooms	1.00
Square Footage	1,715
Acres	0.06
Year Built	1949
Type	Single Family
Sub-Type	Freehold
Style	Character

### Community Information

Address	1905 Lee Ave
Subdivision	Jubilee
City	Victoria
Province	British Columbia
Postal Code	V8R4W9

### Amenities

Features	Level lot, Corner Site, Rectangular
Parking Spaces	2

### Interior

Heating	Natural gas, Wood Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

### Additional Information

Zoning	Residential/Commercial
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### Listing Details

Listing Office	Alexandrite Real Estate Ltd.
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Listing information last updated on October 13th, 2025 at 9:31pm MDT