

\$1,999,980 - 1178 Rhoda Lane, Esquimalt

MLS® #1017905

\$1,999,980

3 Bedroom, 4.00 Bathroom, 2,613 sqft

Single Family on 0.49 Acres

Kinsmen Park, Esquimalt, British Columbia

Gently sloping, large waterfront lot located on the peaceful Gorge Waterway in Esquimalt's Kinsmen Park neighbourhood! At just under 0.5 acre this property has great potential for subdivision into two lots, development through the Provincial SSMUH regulations or by updating the existing single-family home. Located on a quiet lane, the property enjoys privacy and serene northerly views across the Gorge while an existing dock provides easy access for paddling on the Gorge. The current home offers both a main floor or upper floor primary bedroom with ensuite bathrooms, spacious main floor dining & living rooms, and a water view kitchen with booth seating. Downstairs is a large recreation room (or 3rd bedroom with ensuite) as well as a large secondary suite with separate entrance. Ample parking in the double garage, double carport and the driveway. Plenty of storage or workshop space on the lower level. Hurry, this exceptional waterfront property won't last long. (id:6289)

Built in 1952

Essential Information

Listing #	1017905
Price	\$1,999,980
Bedrooms	3
Bathrooms	4.00
Square Footage	2,613



Acres	0.49
Year Built	1952
Type	Single Family
Sub-Type	Freehold
Style	Westcoast

Community Information

Address	1178 Rhoda Lane
Subdivision	Kinsmen Park
City	Esquimalt
Province	British Columbia
Postal Code	V9A4H2

Amenities

Features	Park setting, Southern exposure, Other, Rectangular, Moorage
Parking Spaces	6
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront on ocean

Interior

Heating	Electric, Natural gas, Propane Baseboard heaters, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
--------	-------------

Listing Details

Listing Office	Sutton Group West Coast Realty
----------------	--------------------------------



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 November 4th, 2025 at 11:46pm MST