



## 636 Granderson Rd 109 Langford BC

\$499,900

This freshly painted upper-floor 3-bedroom, 1-bath corner unit is one of the largest in the building, offering a rare blend of space, comfort, and convenience. The open-concept layout includes a generous kitchen that flows into the dining and living areas - perfect for everyday living or entertaining. Step out to the balcony for BBQs or a quiet spot to relax, and enjoy the practicality of in-suite laundry. One parking stall is included, with the option to rent a second. Tucked away on a quiet no-thru street next to the E&N Rail Trail, this pet-friendly complex is just steps from parks, schools, shopping, dining, and transit, with direct walking and cycling access to Colwood, View Royal, and beyond. Whether you're a first-time buyer, downsizer, or investor, this is a smart opportunity to own in one of Langford's most connected neighbourhoods.

Listing Presented By:



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