



## 4015 Loyola St Saanich BC

\$1,288,000

Fantastic UPDATED home in a convenient location. The spacious main floor with 1200+ sqft has 3 bedrooms, a 4pc bathroom, ensuite, kitchen, dining room, large deck and a large living room with a cozy wood burning fireplace. The lower level, with SUITE POTENTIAL, 3 additional rooms, a 4pc bathroom, laundry room a ceiling heights of approx. 7'10" as per floor plan. The low maintenance and partially fenced-in backyard is perfect for children and pets. NEW ROOF installed in 2022! Gas Furnance, and on Demond hot water tank. new dishwasher This fantastic family friendly neighborhood is located within walking distance of the University of Victoria, Mt. Douglas Secondary, Maria Montessori School, Lambrick Park, and a short bike ride or drive to all other amenities. must to see.

Listing Presented By:



Originally Listed by:  
Sutton Group West Coast Realty

yujanet618@gmail.com



**Royal**

**LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

corony@shaw.ca