



## 4015 Loyola St Saanich BC

\$1,199,000

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 Furnace, and on Demand hot water tank. This fantastic family friendly neighbourhood is located within walking distance of the University of Victoria, Mt. Douglas Secondary School, Maria Montessori School, Lambrick Park, and a short bike ride or drive to all other amenities.

Listing Presented By:



Originally Listed by:  
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