



## 4114 Shelbourne St Saanich BC

\$1,248,999

Discover this delightful 4 bedroom, 3 bath home, offering versatility and comfort in a prime location! The main floor boasts a bright living room, a well-equipped kitchen and a dining area that opens up to a spacious sun deck—perfect for entertaining or family BBQs. You'll love the 3 generously sized bedrooms, including the primary with an ensuite. The lower floor offers a wheelchair-accessible suite with 1 large bdrm that could be converted back to 2 bedrooms, a remodeled bathroom and kitchen plus brand new flooring. Truly ideal for extended family, guests, or rental income. The large, fully-fenced backyard is a private oasis with a spacious Cedar patio, Gazebo, apple trees, lush raspberries + a new garden shed. Recent updates include a newer roof and new perimeter drains, ensuring peace of mind. Conveniently located in Gordon Head, this home is steps from shopping, great schools, and transit. Whether you're a growing family, professional, or investor, this property has it all!

Listing Presented By:



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