



## 531 Prideaux St Nanaimo BC

\$699,900

Set in the Old City, this 1132sf rancher with suite emanates charm and character. The main living area is set at the back of the home and enjoys a southern exposed, flat yard with alley access. The main living area is neatly divided from the 1 bedroom suite as this was a 3 bedroom home in an earlier life. Charm abounds with a sunken dining area accented with tile. The living room is comfortable with a wood stove feature wall, recessed lighting, and ceiling fan. The adjoining island kitchen offers original rustic fir floors, peninsula pass through counter, and abundant cabinet space. The bathroom is spacious with soaker tub and laundry area. The 353 sf suite is also comfortable with 1 bdm, small kitchen, and 3 piece bathroom. Both units currently rented (\$1531/m and \$1070/m with shared util). A partial basement is good for storage. R15 Zoning - Old City Medium Density to meet form and character of the Old City. All measurements are approximate and should be verified if important.

Listing Presented By:



Originally Listed by:  
RE/MAX of Nanaimo

rob@robgrey.com



Royal

**LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

corony@shaw.ca