



# 317 Cordan Street Nanaimo British Columbia

\$778,000

Desirable 1454 square foot 3-bedroom, 2-bathroom rancher, nestled in South Nanaimo's coveted family-friendly neighbourhood. Well positioned on a sunny south-facing lot, this home is perfect for a young family or retiree. Step into the backyard to discover a spacious, fully fenced & private oasis, complete with a custom post and beam-style cover built over the patio, ideal for year-round enjoyment. Inside, an open-concept layout seamlessly connects living, dining, and kitchen areas, with stainless steel appliances, tile & laminate flooring, and a cozy gas fireplace. The primary suite provides a tranquil escape with a 3PC ensuite and the main 4PC bath is perfect for guests or kids. 2 additional good sized bedrooms complete this home with laundry conveniently located off the double garage. Embrace the convenience of this area with amenities and nature trails nearby. Walking distance to Park Avenue Elementary School, and a short drive to John Barsby & NDSS. Data and measurements are approximate and must be verified if important. (id:6769)

Bedroom 9'9 x 10'4

Kitchen 12'6 x 10'3

Living room/Dining room 22'10 x 18'0

Bathroom 4'11 x 8'0

Bedroom 12'5 x 14'11

Bathroom 9'11 x 5'0

Laundry room 9'9 x 6'2

Bedroom 9'11 x 10'1

Listing Presented By:



Originally Listed by:  
RE/MAX of Nanaimo

<http://www.charlieparker.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.