

3210 Aldridge St - Features:

*House is original owner from 1955 and has never been listed! Home has been well maintained over the entire 67 years and ready for the next owners to enjoy.

*Additions were done on each side of the house to increase the floorplan to nearly 1800sqft on the upper floor and just under 1200sqft in the seven foot basement with an additional 525sqft of garage and workshop space. Tons of room for extended family, adding mortgage helper(s) or just those wanting the space. The one garage is eight feet wide but over thirty feet deep!

*Main level has three good sized bedrooms and two bathrooms as well as a family room with balcony access and stairs to the backyard. Primary bedroom also has its own balcony. Two fireplaces (living room and family room). Lower level is ready for your ideas but has a bedroom, bathroom, laundry and two rec room areas. Ducting removed which makes better height clearance.

*Roof was installed in 2016. Newer gutters. Vinyl windows throughout. Double wide driveway for lots of parking including RV/boats.

*Lot size from tax record is 7215sqft (.17 acres). Dimensions 65x111. RS6 zoning for Saanich.

*Located between Camosun College and Hillside Mall. Easy access to all levels of amenities and direct buses to many major centres. Great school catchment for all levels including french immersion, post secondary and SMU also nearby. Hike Mt Tolmie from your front door!

*Sellers have no preferred closing date but the house is vacant for immediate possession if desired. Sellers would prefer to have the last few remaining items in the basement left behind but can make other arrangements if needed.

*Offers being presented Monday March 14. Please submit by 4PM. Any other questions, feel free to ask! :)