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3210 Aldridge St
SE Camosun ~ V8P 4L6

Interior Details

Layout: Main Level Entry with Lower/Upper L
Bedrms: 4 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,961
Bth 4Pce: 1 **Unfin SqFt:** 526
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** Potential
Ens 3Pce: 1 **Basement:** 7' / Finished, Full, Unfinished, Walk-Out Access, With Window
Ens 4+Pce: 0 **FP Feat:** Family Room, Living Room, Wood Burning
App Incl: F/S/W/D, Microwave, Range Hood
Intr Ftrs: Closet Organizer, Dining Room, Storage, Workshop

Rooms

RoomType	Level	Dim/Pcs
Bedroom	Lower	14x12
Den	Lower	24x7
Family Room	Lower	16x13
Laundry	Lower	16x9
Rec Room	Lower	19x13
Bathroom	Main	4-Piece
Bedroom	Main	12x10
Bedroom	Main	15x10
Dining Room	Main	1x11
Ensuite	Main	3-Piece
Entrance	Main	14x4
Family Room	Main	18x13
Kitchen	Main	13x11
Living Room	Main	21x16
Primary Bedroom	Main	16x15
Walk-in Closet	Main	5x4
Walk-in Closet	Main	6x4
Deck (Unfin)	Main	12x10
Deck (Unfin)	Main	15x9

Listing Summary

MLS@: 896243 **List Price:** \$1,249,900
Status: Active **Orig Price:** \$1,249,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,931 **Strata Fee:**
2022 Asmt: \$953,000 **Title:** Freehold

Remarks

Large family home on the market for the first time ever located in Saanich near Camosun and Hillside at 3210 Aldridge St! Original owner from 1955 has maintained this home immaculately from day one and features a large addition done to expand the floorplan and other quality updates. Just under 1800sqft on the upper floor with three large bedrooms, two bathrooms, two fireplaces and family room with balcony access overlooking the fenced backyard with sunny exposure. Lower level is walk out and full height with two large rec rooms, bedroom and bathroom and ready for many potential uses including a mortgage helper. Large double garage is 530sqft for lots of parking and storage. There is also a double driveway with extra parking for your RV or boat. Central location on a quiet street close to all levels of quality schools, including UVic and Camosun, Hillside Mall a couple blocks away with all levels of amenities and at the base of Mt Tolmie. A great area to raise a family and call home!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,178	1,783			
Beds	1	3	0	0	0
Baths	1	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1955 **Lgl NC Use:**
Oth Equ: Central Vacuum, Electric Garage
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco
Ext Feat: Balcony, Balcony/Deck, Balcony/Patio, Fenced, Fencing: Full, Garden

Frnt Faces: E **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:
Cool: None
Heat: Baseboard, Electric
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 7,215sqft / 0.17ac **Dims (w/d):** 65x111 **Waterfront:**
Prk Type: Additional, Driveway, Garage Double, On Street, RV Access. **View:**
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Central Location, Cleared, Family-Oriented Neighbourhood, Landscaped, Level, Near Golf Course, Quiet Area, Recreation Nearby
Complex: **Prk Tota:** 4 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**

