

WELCOME TO 3048 WASCANA ST

\$ 889,900

SAANICH WEST



Area	Gorge
Bedrooms	3
Bathrooms	2
Lot Size	5750 sq ft
Floor Space	1254
Built in:	1939
Taxes	\$3,449
Tax Year	2022
MLS#	913705
Parking	3 spots



To view interactive floor plans scan this QR code with your smart phone



GREAT FAMILY NEIGHBOURHOOD

Fantastic character home in great Gorge neighbourhood. This charming well kept basement home has had many updates throughout the years. Open concept contemporary kitchen with stainless appliances, quartz countertops, white/grey shaker cabinets and eating bar/peninsula. Features include gleaming oak flooring with walnut inlay and fir flooring in bdrms. Bright and spacious living/dining room with cove ceilings and wood burning fireplace. Updated bath, fresh paint on main and double pane windows. Bonus laundry on main floor-ventless dryer & in basement. Down has one bdrm and half bath-bring your ideas for updates and finishing undeveloped space. West facing rear yard provides plenty of year-round sun. Large deck with steps to back garden, with established veggie garden. Mature landscaping includes several heritage apple trees and plenty of perennials. Centrally located, 10 minute drive downtown, close to shopping, Gorge waterway, all levels of schools and a quick walk to public transit.

TRACY MENZIES*

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