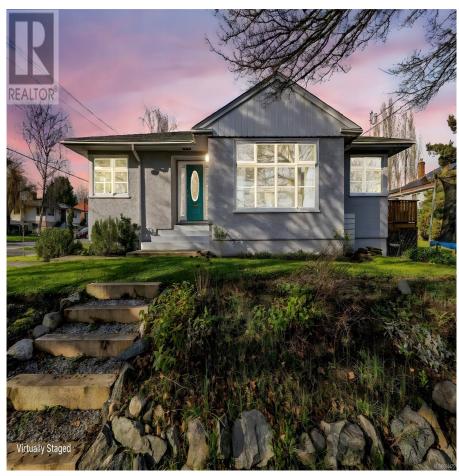
## 3106 Balfour Ave, Victoria

\$1,150,000













Charming, Updated, and Full of Possibilities, including Development Possibilities! This 2bedroom bungalow blends timeless characterlike coved ceilings and hardwood floors-with modern upgrades galore: 200 Amp service, vinyl floor-to-ceiling windows, and a stunning patio slider that invites you to enjoy the double-size corner lot. But wait, there's more! A modern, bright bathroom vanity, quartz kitchen counters, soft-close cabinets, and a cozy wood-burning fireplace with built-ins make this home shine. The lower level is a blank canvas waiting for your dream design. Could this be the one? Explore the potential of development under the NEW BC Legislated Small Scale Multi-Unit Housing Zoning Bylaws and imagine the possibilities! Don't miss out-schedule your private tour today and discover the magic firsthand!" Buyers to satisfy themselves regarding development potential (id:56120)

## **KEY INFORMATION**

MLS® 984475 Residential Detached Burnside 2 Bedrooms 1 Bathroom 2,386 SF 8,760 SF Lot

## FEATURES

Year Built: 1947 Listed By: eXp Realty

## rennie