



# 9348 GLENELG AVENUE

Ardmore, North Saanich







FOR SALE



## 9348 Glenelg Avenue Ardmore, North Saanich

### SUMMARY OVERVIEW



LISTING PRICE:	\$1,790,000
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LIVING AREA:	2,567 sq. ft.
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BED:	4
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BATH:	4
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Welcome to 9348 Glenelg Avenue in desirable Ardmore! This stunning 4 bedroom 4 bathroom home on a quiet dead-end street features 2,567 sqft of well-appointed living space and offers the perfect combination of functionality, comfort and timeless appeal. The main level offers an open concept kitchen with updated appliances, large family room with a wood-burning fireplace, dining area and cozy living room. The primary bedroom features an updated en-suite which includes a walk-in shower and clawfoot soaker tub with spectacular views of the Saanich Inlet through forested area at the back of the property. The 3 additional bedrooms upstairs are perfect for a large family or space for work-out and hobby rooms. The lower level has a work shop and spacious family room with a gas fireplace and full bathroom. This level can easily be converted to an in-law suite, with its own private entrance and covered patio. From the main level, step outside to an incredible outdoor deck with frameless glass railings to enjoy ocean glimpses, year-round sunsets, mature trees and privacy. Additional features outside include a firepit, fenced-in backyard with full irrigation here and in front of the house for easy care gardening, trails and a sandpit area perfect for kids to play and enjoy this charming property. Just 2 blocks away is Sunset Beach, one of the warmest beaches in the Victoria region, where families swim all summer. This home and property have been lovingly updated and cared for over the past 32 years by the owners to create a true oasis of peaceful living. Being in a warmer area of Ardmore, the outside areas extend the outdoor season with plenty of sunshine, protection from wind and shade trees for those hot summer days. At 1.03 acres, this property has the room and allows construction of additional accommodation in a separate building. This is an incredible family home on the Saanich Peninsula in a quiet neighbourhood with golf, hiking and beaches nearby, and Sidney just 10 minutes away!

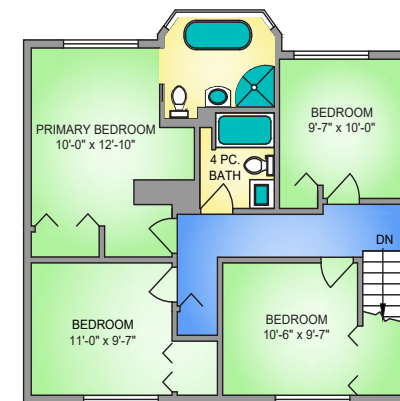
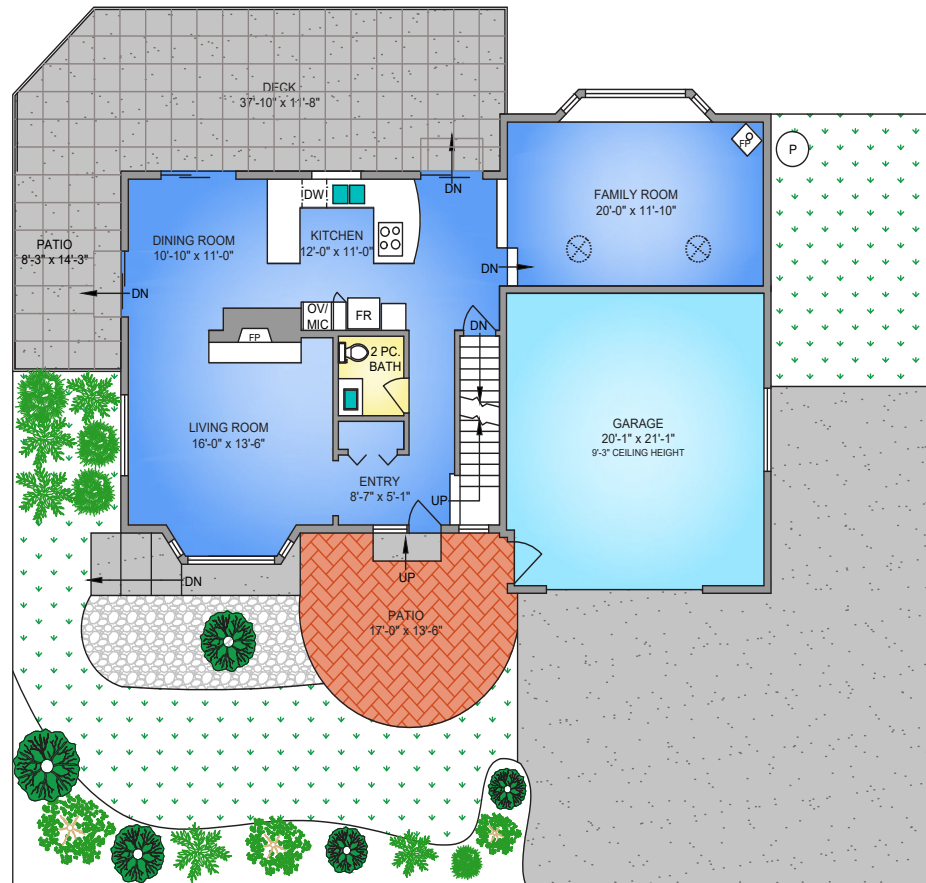


# Property Floorplan

Main Floor 1,093 sq. ft.  
Lower Floor 800 sq. ft.  
Upper Floor 674 sq. ft.

**TOTAL AREA** 2,567 sq. ft.

Patio/Deck 1,325 sq. ft.  
Garage 445 sq. ft.  
Unfinished 375 sq. ft.



NORTH



0' 5' 10'  
SCALE



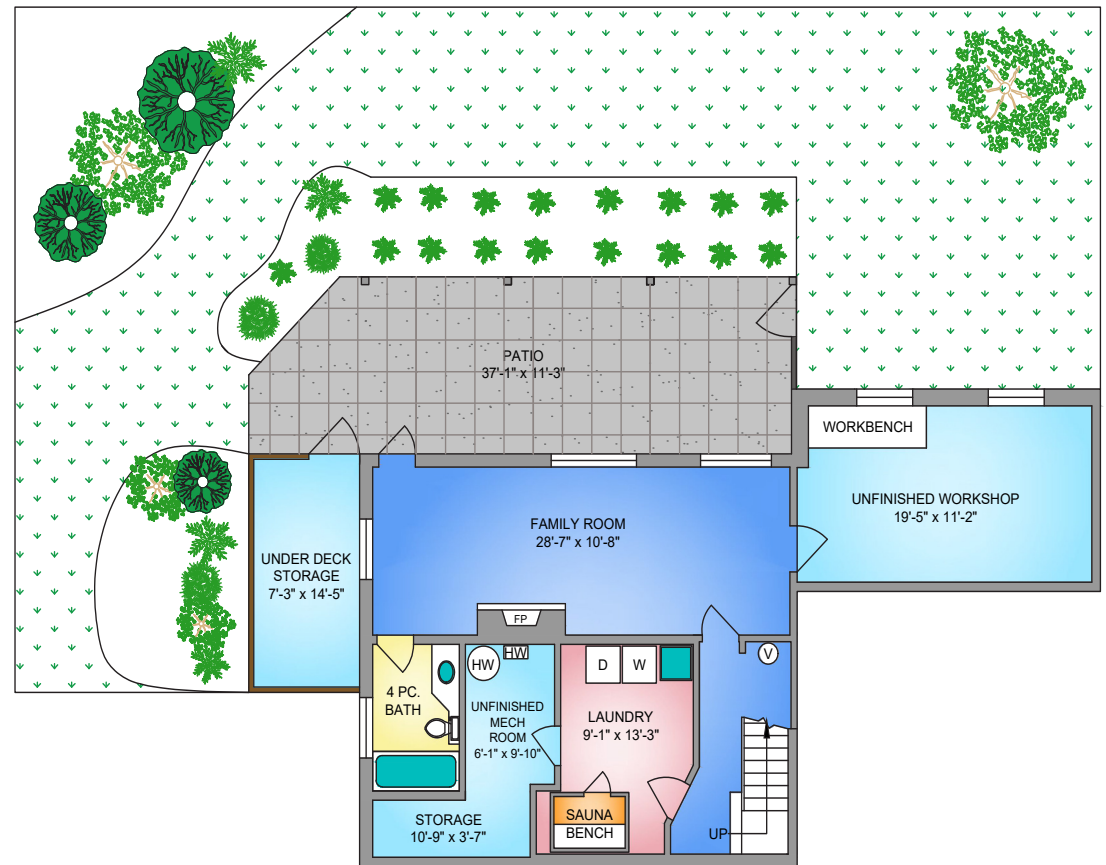
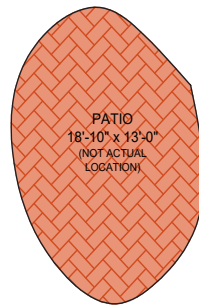


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## Property Photos

EXTERIOR







# Property Photos

INTERIOR







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INTERIOR

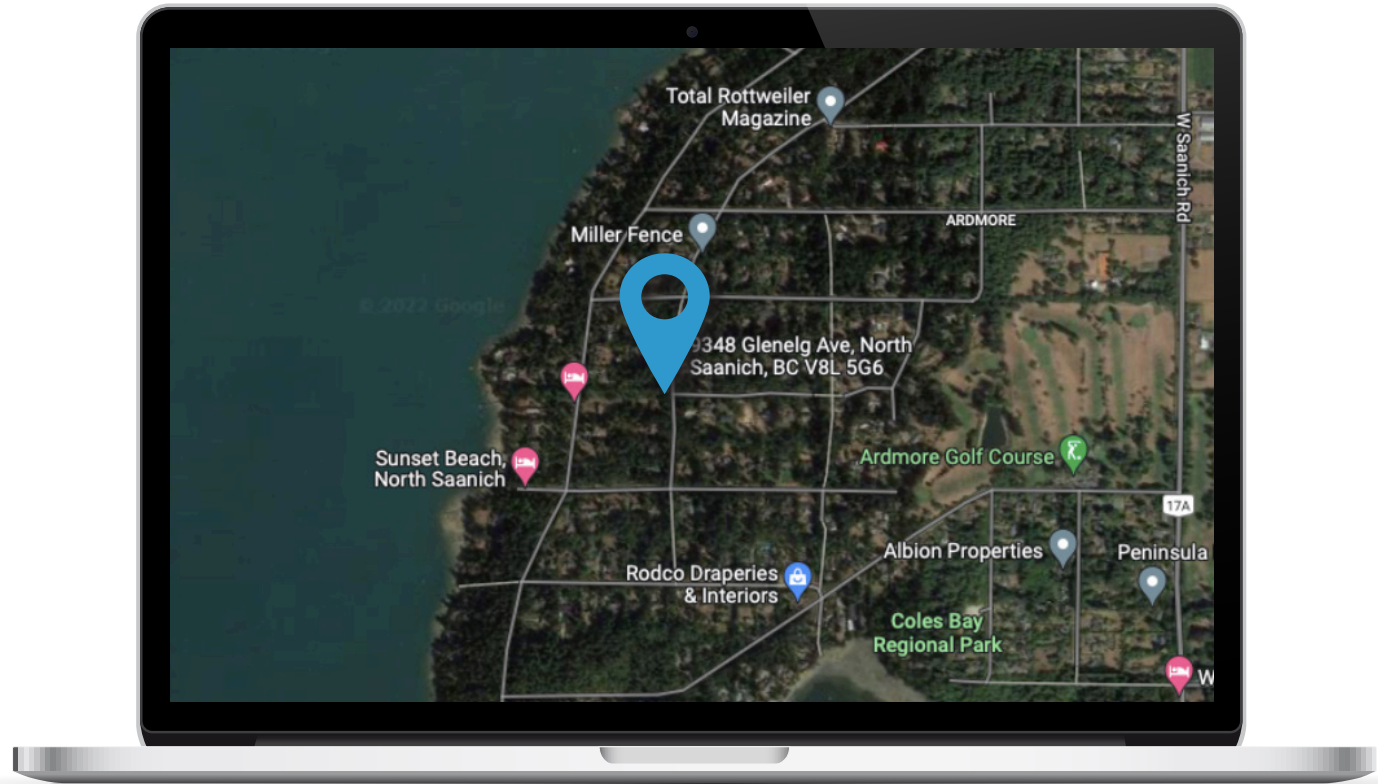






# Location

(GIS) MAPPING







**CHACE  
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REAL ESTATE GROUP



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