



**302-2409 BEVAN**

Sidney





FOR SALE



**302-2409 Bevan Avenue**  
Sidney

SUMMARY OVERVIEW



LISTING PRICE:	\$495,000
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LIVING AREA:	653 sq. ft.
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BEDROOMS:	1
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BATHROOMS:	1
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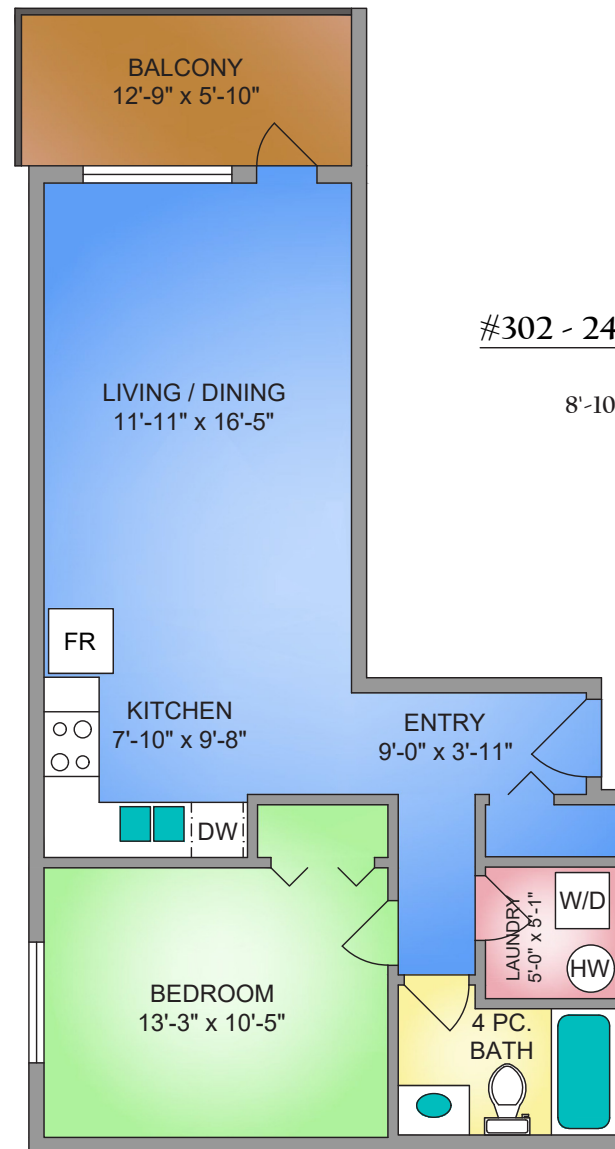
In the heart of Sidney sits a perfectly laid-out 650-sqft condo, bright, airy, and with ocean glimpses. This third-floor, 1bed/1bath corner unit makes the most of its coveted corner placement, with its L-shaped layout, sought-after southern exposure, and abundance of natural light. Over-height ceilings and oversized windows only add to the open and airy feeling, along with an open-concept living, dining, and kitchen area. The kitchen is full-sized and offers warm wood tones, granite counters, and stainless steel appliances. The suite has a spacious bedroom, 4-piece bathroom, and in-suite laundry, combining comfort and convenience. Just one block off of Beacon Avenue, it's within walking distance to local shops, markets, restaurants, and beaches, and allows both pets and rentals.



## Property Floorplan

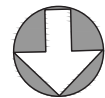
**TOTAL AREA** 653 sq. ft.

Balcony 74 sq. ft.



**#302 - 2409 BEVAN AVENUE**  
**650 SQ. FT.**  
8'-10" CEILING HEIGHT

NORTH



0' 3' 6'  
SCALE



## Property Photos

KITCHEN





# Property Photos

INTERIOR





## Property Photos

INTERIOR





# Property Photos

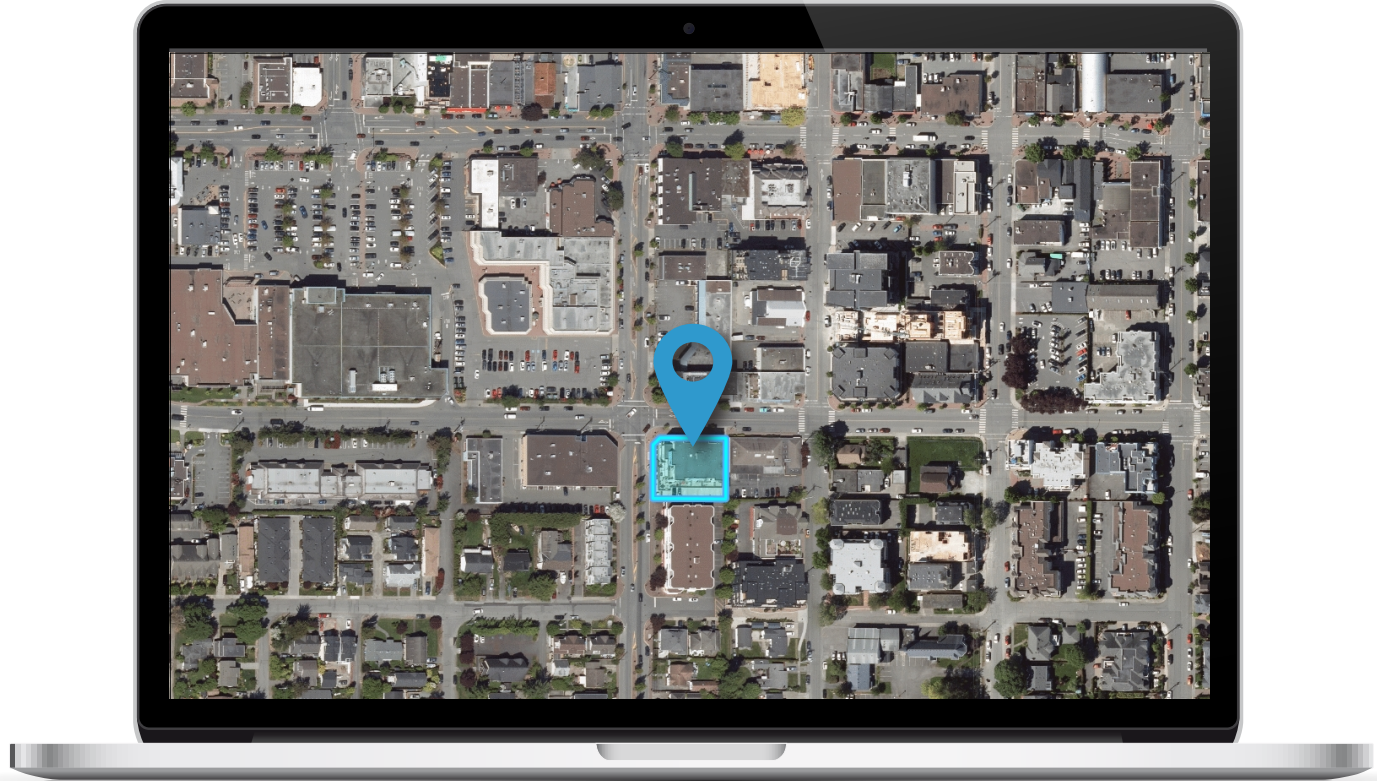
EXTERIOR





# Location

(GIS) MAPPING







CEL • 250 818 9338 | TEL • 778 426 2262

[Chace@ChaceWhitson.com](mailto:Chace@ChaceWhitson.com) | [ChaceWhitson.com](http://ChaceWhitson.com)

2411 • Bevan Avenue Sidney, BC • V8L 4M9





Chace Whitson | 250.818.9338 | [Chace@ChaceWhitson.com](mailto:Chace@ChaceWhitson.com) | [ChaceWhitson.com](http://ChaceWhitson.com)