

9579 EPCO DR

Sidney





FOR SALE



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Sidney

SUMMARY OVERVIEW



LISTING PRICE:

\$780,000



LIVING AREA:

1,876 sq. ft.



BEDROOMS:

5



BATHROOMS:

2



Discover this charming two-level half duplex in Sidney, offering bright, comfortable living in a desirable setting close to parks, trails, schools, BC ferries, and the airport. This move-in ready home features generous yard space, mature plantings, and inviting outdoor areas. Start your mornings on the east-facing back deck, enjoy sunlight through the day, and unwind on the west-facing upper deck complete with updated vinyl decking and railings. Inside, the upper level showcases oak floors, fresh paint, and thoughtful updates that create warmth and character. With 3-beds and 1-bath up, plus 2-beds and 1-bath down with separate access, the lower level works perfectly as an in-law suite, mortgage helper, or flexible space for guests or a home-based business. Newer vinyl windows add comfort and efficiency, while excellent storage enhances everyday convenience. Steps from the 10km airport walking path and minutes from all the amenities of Sidney by the Sea, this is a rare and welcome find.

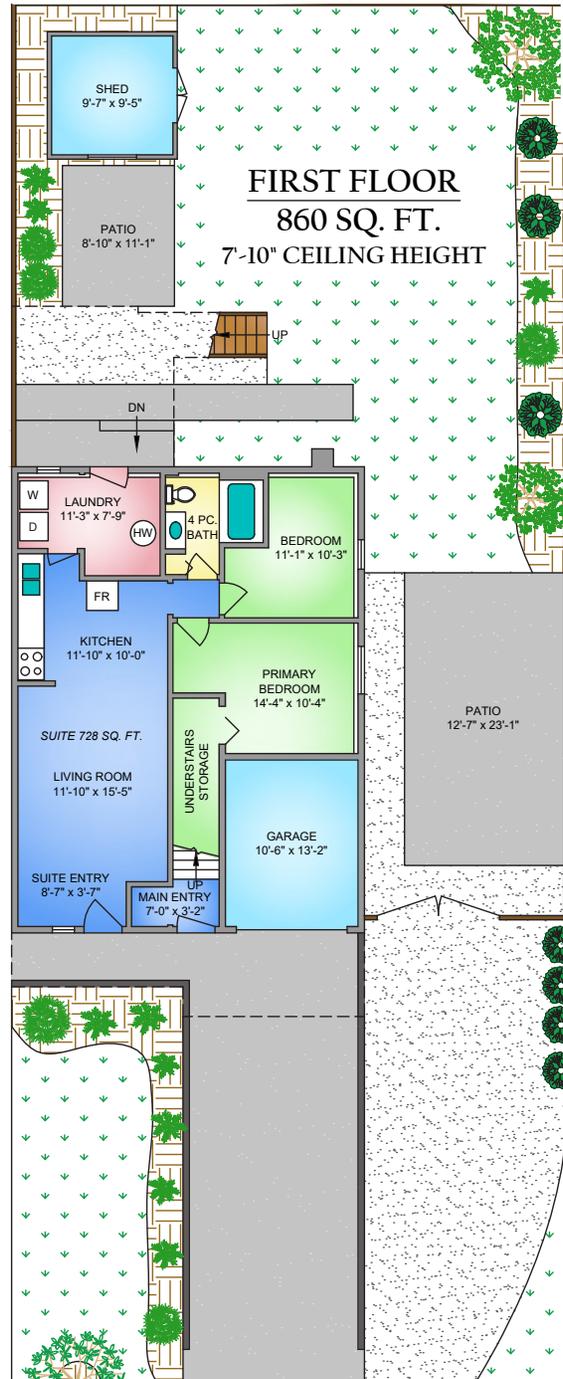


Property Floorplan

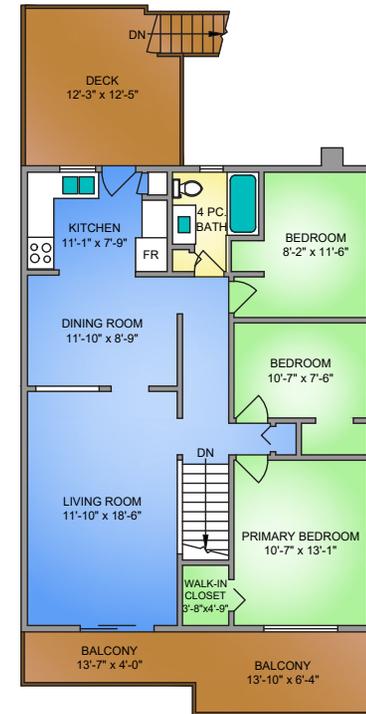
First Floor 860 sq. ft.
 Second Floor 1,016 sq.ft.

TOTAL AREA 1,876 sq. ft.

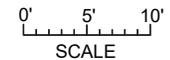
Garage 156 sq. ft.
 Deck/ Patio 676 sq. ft.



SECOND FLOOR 1016 SQ. FT. 8'-0" CEILING HEIGHT



NORTH



* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS



Property Photos

KITCHEN

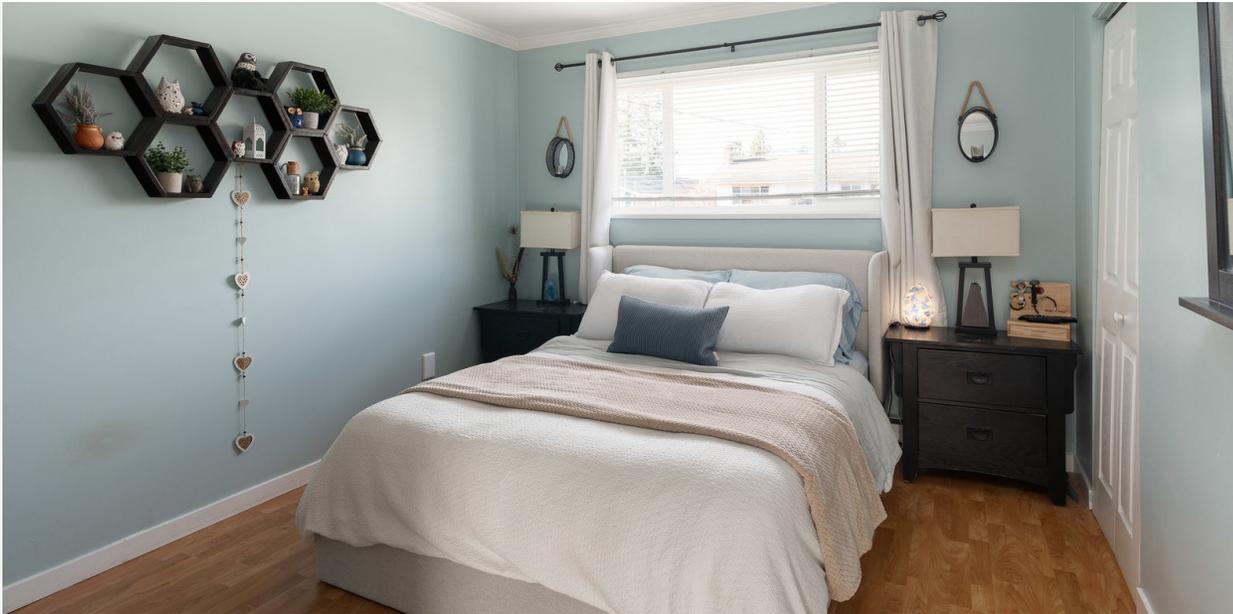




Property Photos

INTERIOR PHOTOS





Property Photos

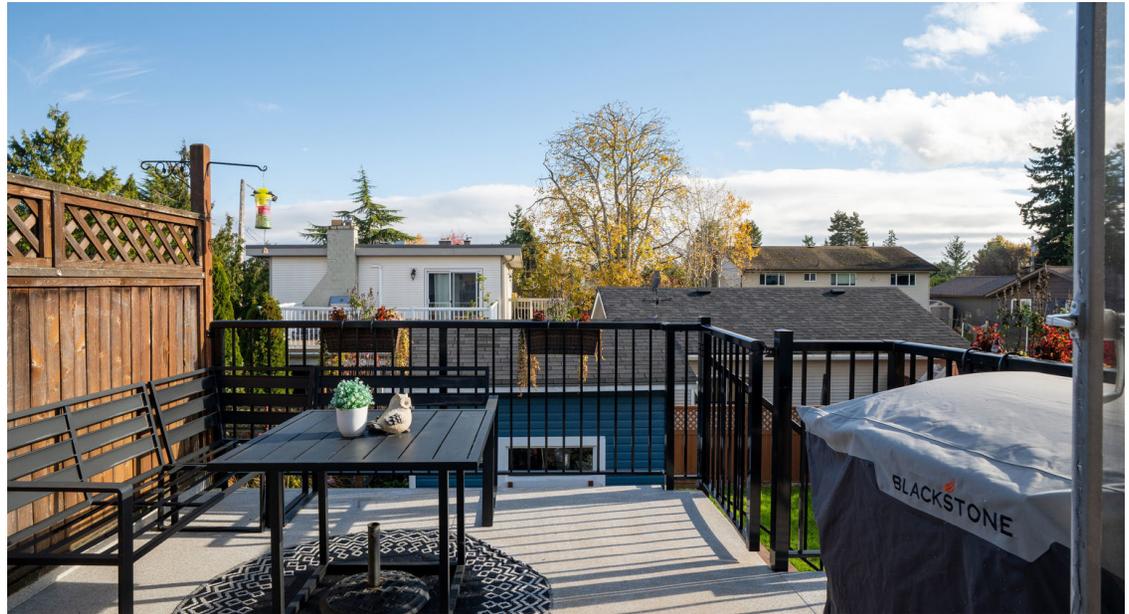
INTERIOR PHOTOS





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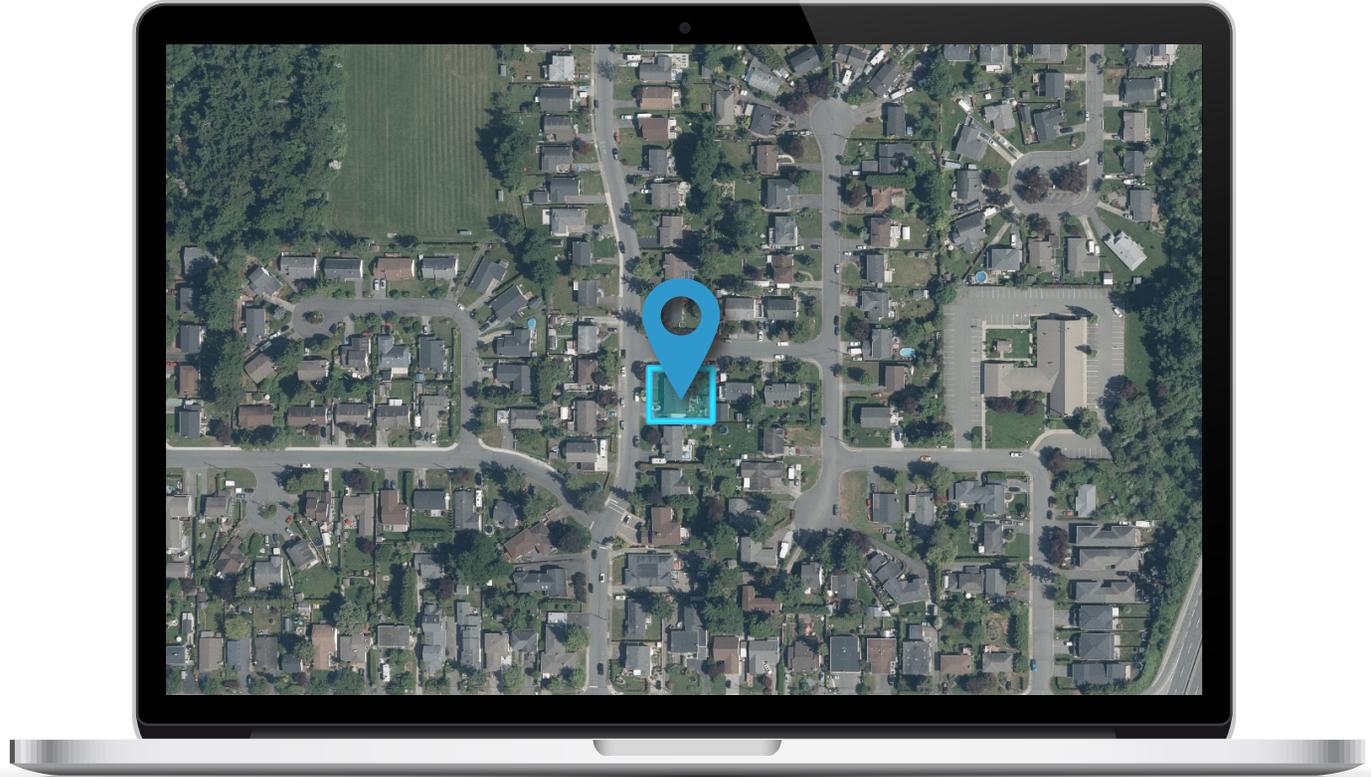
EXTERIOR PHOTOS





Location

(GIS) MAPPING





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