



10019 SIDDALL

Sidney





10019 Siddall Rd

Sidney

SUMMARY OVERVIEW



LISTING PRICE:	\$1,099,000
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LOT AREA	7,700 sq.ft.
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LIVING AREA:	2,658 sq.ft.
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BEDROOMS:	4
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BATHROOMS:	3
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Beautifully updated and offering over 2,650 sq. ft., this exceptional family home blends comfort, flexibility and value in a sought-after location. The main level features a bright living room with fireplace, an updated kitchen, spacious dining area, three bedrooms, including a generous primary with cheater ensuite, plus a versatile den and sunny deck perfect for entertaining. The lower level offers outstanding potential with a large family room, expansive rec room, fourth bedroom, laundry, storage and direct garage access, making it an excellent candidate for future suite potential (buyer to verify). Outside, enjoy a fully fenced backyard with a covered deck, patio, storage shed and a wonderful assortment of fruit trees. Heat pump, RV/boat parking and numerous updates complete the package. Conveniently located near schools, parks, shopping, YYJ, BC Ferries and everyday amenities, this is a home your family can enjoy for years to come!



Property Floorplan

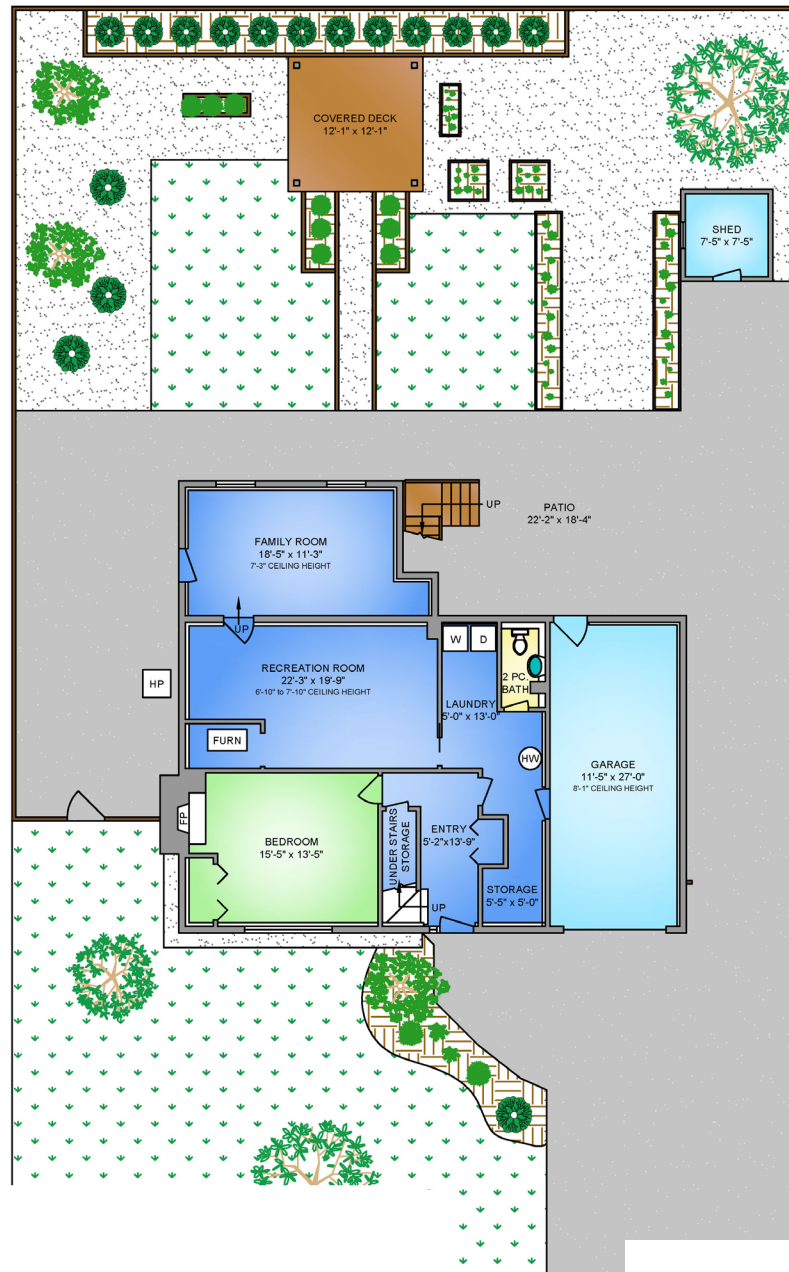
Main Level 1,191 sq.ft.

Second Level 1,467 sq.ft.

TOTAL AREA 2,658 sq.ft.

Garage 352 sq. ft.

Deck/Patio 643 sq.ft.



FIRST FLOOR

1191 SQ. FT.

7'-10" CEILING HEIGHT

NORTH



0' 5' 10'
SCALE



Property Floorplan

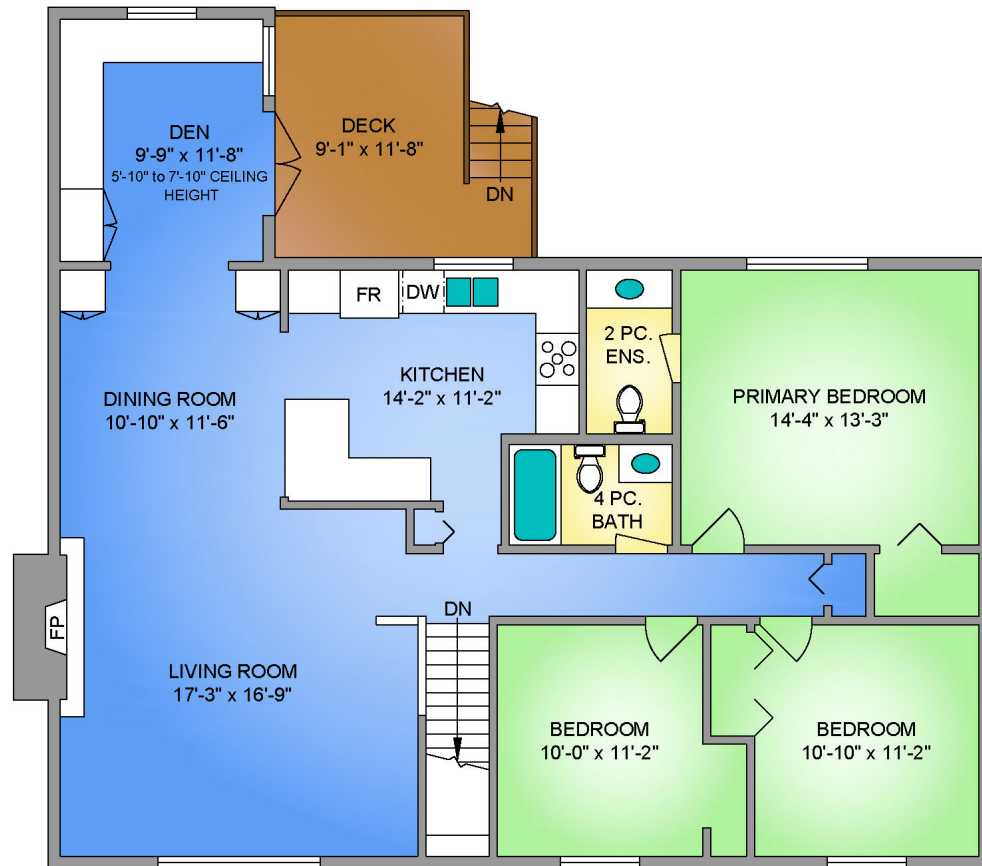
Main Level 1,191 sq.ft.
Second Level 1,467 sq.ft.

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Garage 352 sq. ft.

Deck/Patio 643 sq.ft.

SECOND FLOOR 1467 SQ. FT. 8'-0" CEILING HEIGHT



NORTH



0' . . . 3' . . . 6'



Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

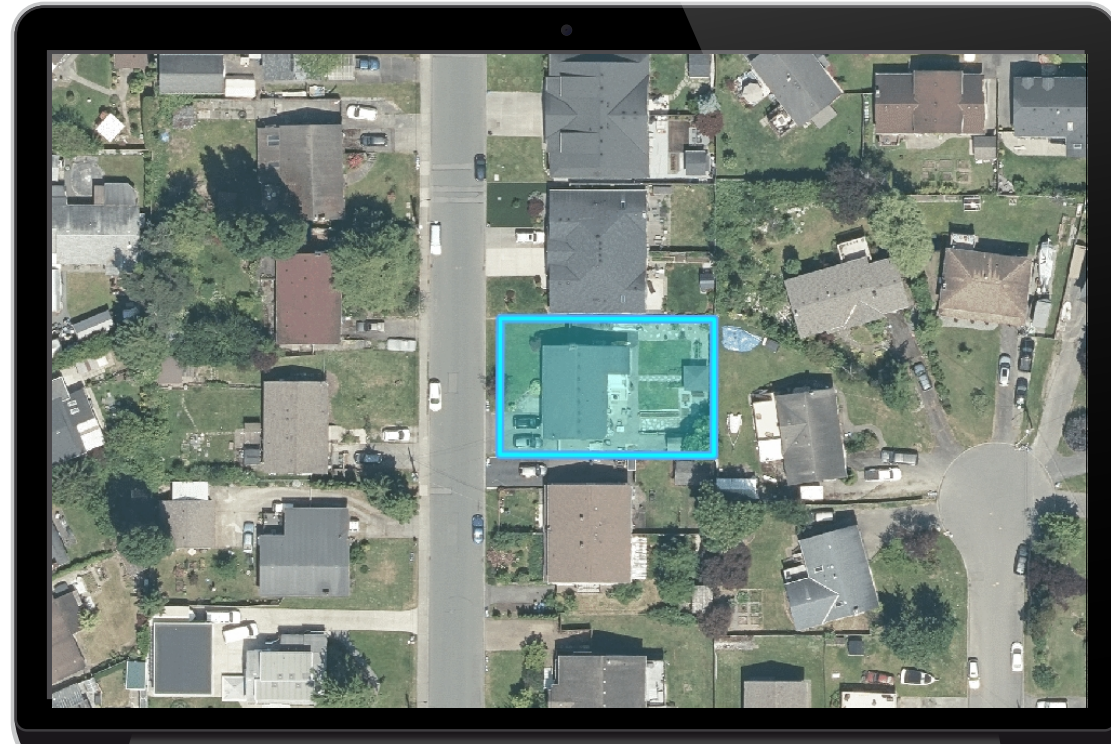
INTERIOR





Location

(GIS) MAPPING



Sidney is one of Vancouver Island's most beloved seaside communities, offering a relaxed coastal lifestyle with all the conveniences of a vibrant town. Residents enjoy a picturesque waterfront, scenic walking paths, boutique shopping, local cafés, restaurants, and a thriving arts and culture scene. Surrounded by beaches, marinas, and parks, Sidney provides endless opportunities for outdoor recreation while maintaining a welcoming small-town atmosphere. Conveniently located near BC Ferries, Victoria International Airport, and downtown Victoria, Sidney combines natural beauty, community charm, and everyday convenience in an exceptional oceanside setting.



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