



# 10206 ALMOND

Sidney





FOR SALE



**10206 Almond St**  
Sidney

SUMMARY OVERVIEW



|                |             |
|----------------|-------------|
| LISTING PRICE: | \$1,375,000 |
|----------------|-------------|



|              |               |
|--------------|---------------|
| LIVING AREA: | 2,979 sq. ft. |
|--------------|---------------|



|           |   |
|-----------|---|
| BEDROOMS: | 6 |
|-----------|---|



|            |   |
|------------|---|
| BATHROOMS: | 3 |
|------------|---|





Beautifully updated and offering nearly 3,000 sq.ft. of versatile living space, this exceptional home is perfectly situated on a sunny 6,222 sq.ft. lot in desirable northeast Sidney, just a short stroll to the Town of Sidney, schools, parks, and the waterfront. The thoughtfully designed floor plan features a spacious 5-bedroom principal residence plus a self-contained 1-bedroom suite, ideal for extended family or mortgage assistance. Numerous updates include a stunning kitchen with stainless steel appliances and designer tile backsplash, updated bathrooms, new windows, a natural gas fireplace, and gas furnace. Outside, the beautifully landscaped, sun-drenched backyard is perfect for children, entertaining, or relaxing, while the powered detached workshop offers excellent space for hobbies or additional storage. An outstanding opportunity in one of Sidney's most sought-after family neighbourhoods.

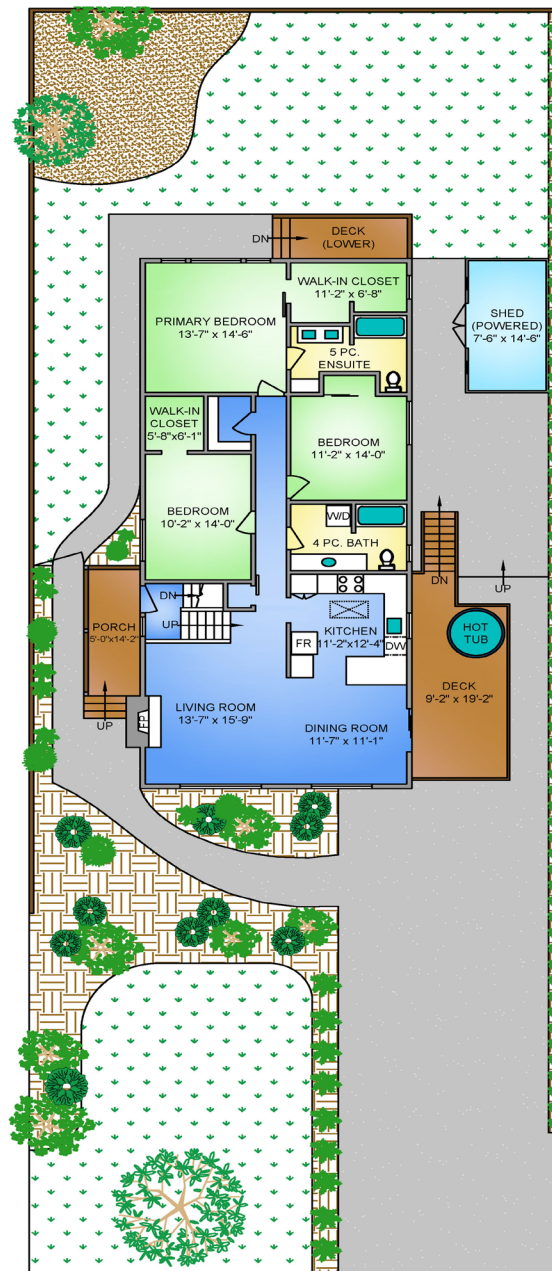


## Property Floorplan

Main 1,556 sq. ft.  
Upper 1,423 sq. ft.

**TOTAL AREA 2,979 sq. ft.**

Deck/Patio 313 sq.ft.



**MAIN FLOOR**  
**1556 SQ. FT.**  
**8'-0" CEILING HEIGHT**

NORTH



0' 5' 10'  
SCALE

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





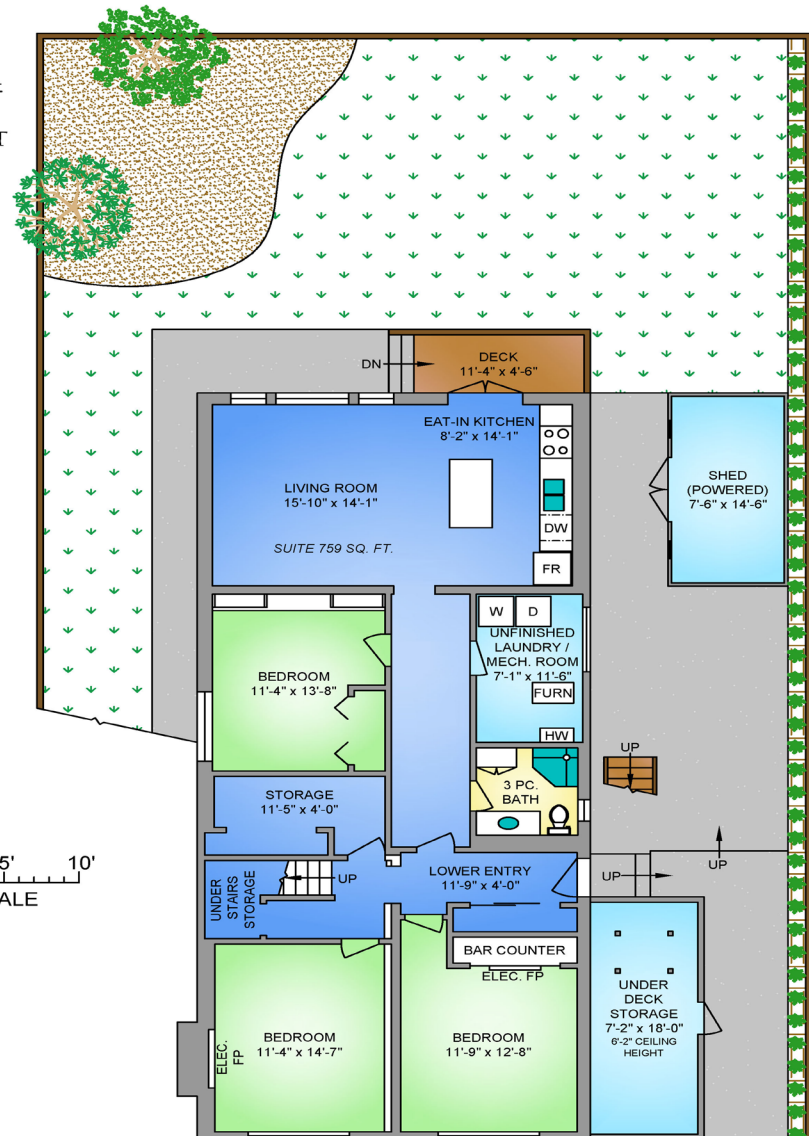
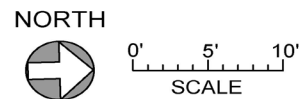
# Property Floorplan

Main 1,556 sq. ft.  
Upper 1,423 sq. ft.

**TOTAL AREA 2,979 sq. ft.**

Deck/Patio 313 sq.ft.

**LOWER FLOOR**  
**1423 SQ. FT.**  
7'-4" CEILING HEIGHT



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## Property Photos

EXTERIOR







# Property Photos

INTERIOR





## Property Photos

KITCHEN







# Property Photos

INTERIOR







## Property Photos

INTERIOR







# Property Photos

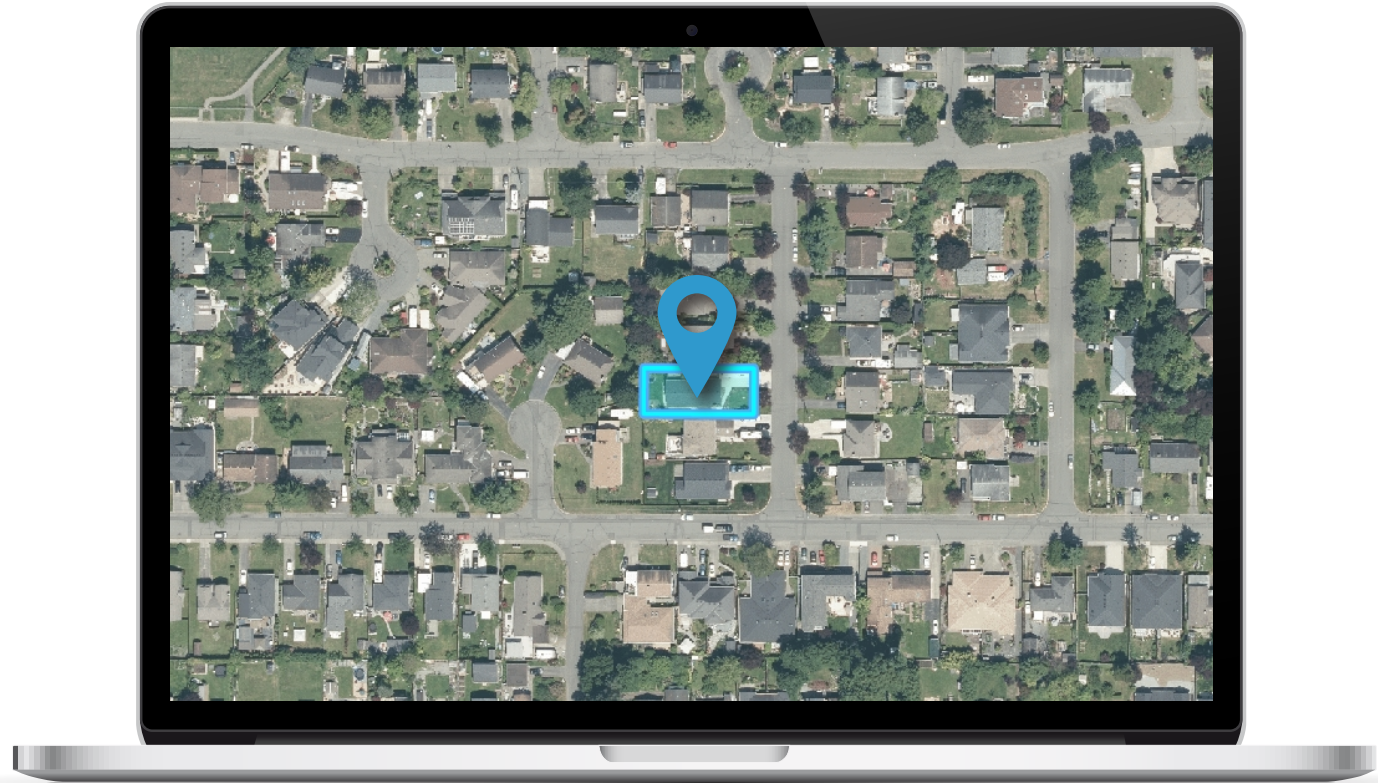
SUITE





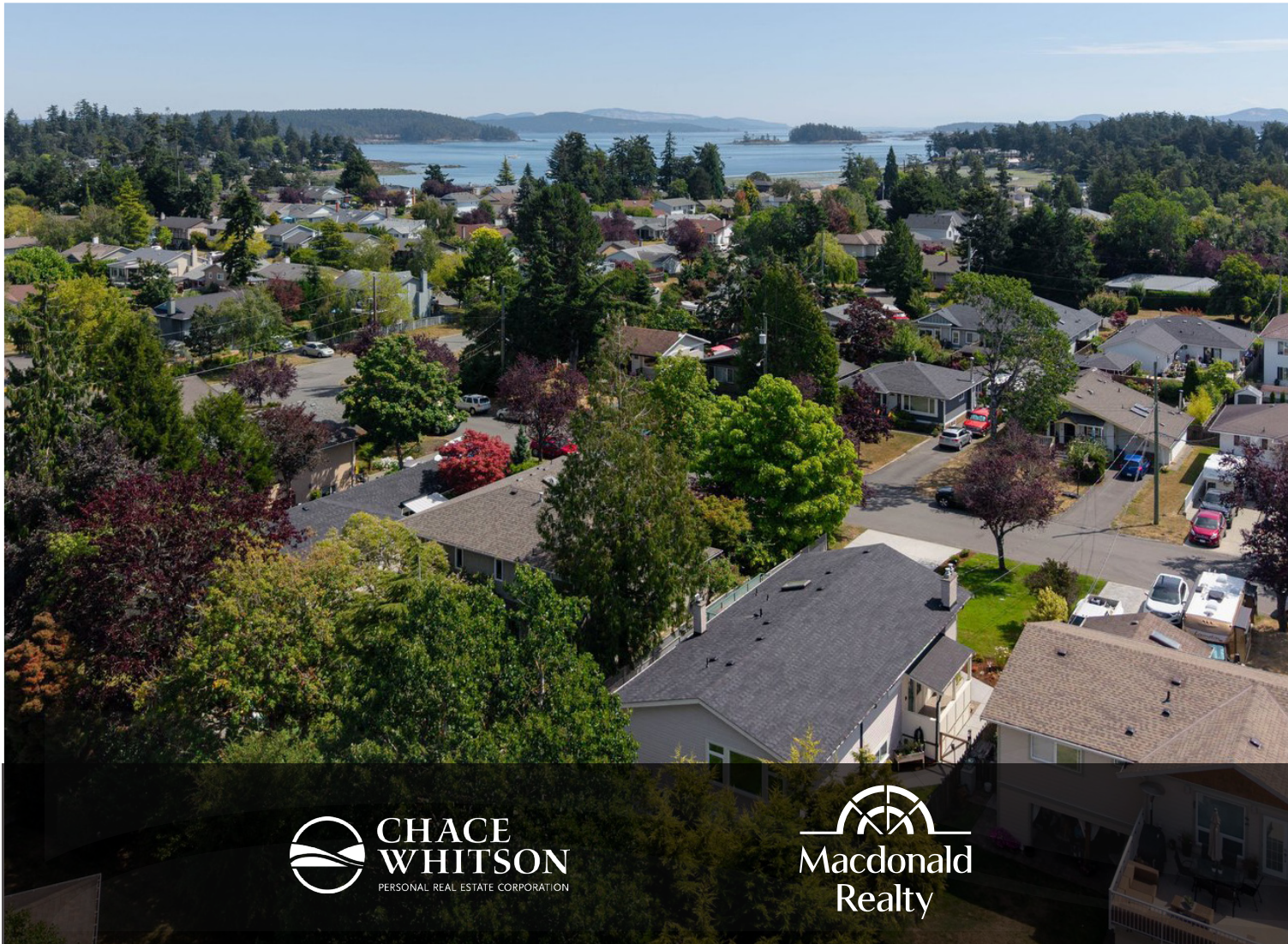
## Location

(GIS) MAPPING



Ideally located in the heart of Sidney, 10206 Almond Street offers the perfect blend of small-town charm and everyday convenience. Just minutes from Sidney's vibrant downtown, residents can enjoy an array of boutique shops, cafés, restaurants, and the picturesque waterfront promenade. Nearby parks, beaches, marinas, and walking and cycling trails provide endless opportunities to embrace the West Coast lifestyle, while Victoria International Airport, BC Ferries, and major commuter routes are all within easy reach. With its welcoming community atmosphere and exceptional accessibility, Sidney remains one of the Saanich Peninsula's most desirable places to call home.







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