

# \$365,000 - 40 Yakoun St, See Remarks

MLS® #1004486

**\$365,000**

2 Bedroom, 1.00 Bathroom, 970 sqft

Residential on 0.15 Acres

N/A, See Remarks, BC

Quaint rancher perfect for first-time buyers or retirees! This one-level, 2-bedroom, 1-bathroom home features an open-concept layout that maximizes space and natural light. Enjoy partial ocean views from the spacious deck - ideal for relaxing or entertaining. The fenced yard offers a safe space for children or pets to play. Centrally located, you're just steps from the elementary school, library, and other local amenities. Whether you're starting out or looking to downsize, this cozy home combines comfort, convenience, and charm in a sought-after neighbourhood

Built in 1997

## Essential Information

MLS® #	1004486
Price	\$365,000
Bedrooms	2
Bathrooms	1.00
Square Footage	970
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Single Family Detached
Style	Patio Home
Status	Active
View	Ocean

## Community Information



Address	40 Yakoun St
Area	Other Boards
Subdivision	N/A
City	See Remarks
County	Out of Board
Province	BC
Postal Code	V0T 1R0

### **Amenities**

Utilities	Cable Available, Electricity To Lot, Garbage, Phone Available, Recycling
Parking Spaces	2
Parking	Driveway
# of Kitchens	1
View	Ocean

### **Interior**

Interior Features	Closet Organizer
Appliances	F/S/W/D
Heating	Baseboard, Electric
Cooling	None

### **Exterior**

Exterior Features	Balcony, Fencing: Full, Low Maintenance Yard
Windows	Vinyl Frames
Roof	Metal
Construction	Frame Wood, Insulation All, Vinyl Siding
Foundation	Pillar/Post/Pier, Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	113
Office	Sutton Group-West Coast Realty (Nan)
Zoning	R1

### **Listing Details**

Listing Office	Sutton Group-West Coast Realty (Nan)
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