

\$1,875,000 - 854 Royal Oak Ave, Saanich

MLS® #1007001

\$1,875,000

5 Bedroom, 3.00 Bathroom, 3,315 sqft
Residential on 0.56 Acres

N/A, Saanich, BC

Welcome to captivating southern valley views the moment you arrive at this .56-acre Broadmead property, thoughtfully remodeled and expanded in 2011. The living room features wraparound windows, an electric fireplace, and beautiful Cove ceilings. The large dining room is ideal for family gatherings, framed by picturesque views. The kitchen offers quartz countertops, pantry, breakfast area, and newer appliances, with direct access to a secluded deck and private garden. The main floor's principal bedroom enjoys stunning views, a spacious deck, walk-in closet, and a luxurious 6-piece ensuite. 3 additional bedrooms complete this level, each with views and access to the main 4-piece bathroom. The lower level includes a generously sized 1-bed in-law or guest suite. Additional highlights include an attached double garage, and a workshop area. Enjoy nearby Broadmead Village, trails, ferries, airport, and all Greater Victoria amenities.

Built in 1958

Essential Information

MLS® #	1007001
Price	\$1,875,000
Bedrooms	5
Bathrooms	3.00
Square Footage	3,315
Acres	0.56



Year Built	1958
Type	Residential
Sub-Type	Single Family Detached
Status	Active
View	City, Mountain(s), Valley, Ocean

Community Information

Address	854 Royal Oak Ave
Area	SE Broadmead
Subdivision	N/A
City	Saanich
County	Capital Regional District
Province	BC
Postal Code	V8X 3T2

Amenities

Utilities	Compost, Electricity To Lot, Garbage, Recycling
Parking Spaces	7
Parking	Attached, Garage Double
# of Garages	2
# of Kitchens	1
View	City, Mountain(s), Valley, Ocean

Interior

Interior Features	Closet Organizer, Dining Room, Soaker Tub, Storage
Appliances	Dishwasher, F/S/W/D, Microwave
Heating	Electric, Forced Air, Heat Pump, Oil
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

Exterior

Exterior Features	Balcony/Deck, Fencing: Partial
Windows	Blinds
Roof	Fibreglass Shingle
Construction	Frame Wood, Glass, Insulation All, Shingle-Other, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	118
Office	RE/MAX Generation - The Neal Estate Group
Zoning	RS-10

Listing Details

Listing Office	RE/MAX Generation - The Neal Estate Group
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