

\$625,000 - 477 Watfield Ave, Nanaimo

MLS® #1010531

\$625,000

3 Bedroom, 2.00 Bathroom, 1,337 sqft
Residential on 0.21 Acres

N/A, Nanaimo, BC

Move-In Ready University District Gem with Investment Potential! This charming 3-bedroom, 2-bath home blends vintage character with modern comfort on a nearly 9,000 sqft COR1-zoned lot—ideal for first-time buyers, students, or investors. Offering quick possession, it’s perfect as a student rental, family home, or long-term holding with future development potential. The bright main level features 2 bedrooms, a full bath, cozy living room, and updated kitchen with classic 1950s details. Downstairs adds a spacious bedroom or office, updated bath, and a partially finished basement with separate access—possible Air B&B (buyer to verify). Recent upgrades include vinyl windows, a high-efficiency gas furnace (2022), hot water tank (2025), fence, and dishwasher (2025). Enjoy Mount Benson views from the west-facing yard with alley access for parking or future carriage home. Close to VIU, parks, transit, and shopping—an exceptional opportunity in a growing neighbourhood.

Built in 1950

Essential Information

MLS® #	1010531
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,337



Acres	0.21
Year Built	1950
Type	Residential
Sub-Type	Single Family Detached
Status	Active
View	Mountain(s)

Community Information

Address	477 Watfield Ave
Area	Na University District
Subdivision	N/A
City	Nanaimo
County	Nanaimo, City of
Province	BC
Postal Code	V9R 3P6

Amenities

Utilities	Compost, Electricity To Lot, Garbage, Natural Gas Available, Recycling
Parking Spaces	2
Parking	Driveway, Open
# of Kitchens	1
View	Mountain(s)

Interior

Interior Features	Breakfast Nook, Ceiling Fan(s), Eating Area, Soaker Tub, Storage
Appliances	Dishwasher, F/S/W/D, Microwave, Oven/Range Gas
Heating	Forced Air, Natural Gas
Cooling	None

Exterior

Exterior Features	Fencing: Full
Windows	Blinds, Screens, Skylight(s), Vinyl Frames
Roof	Asphalt Shingle
Construction	Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	70

Office	Royal LePage Nanaimo Realty (NanIsHwyN)
Zoning	COR 1

Listing Details

Listing Office	Royal LePage Nanaimo Realty (NanIsHwyN)
----------------	---

MLS® property information is provided under copyright© by the Vancouver Island Real Estate Board and Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.