

# \$395,000 - 444 Bruce Ave 28, Nanaimo

MLS® #1017830

**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,160 sqft  
Residential

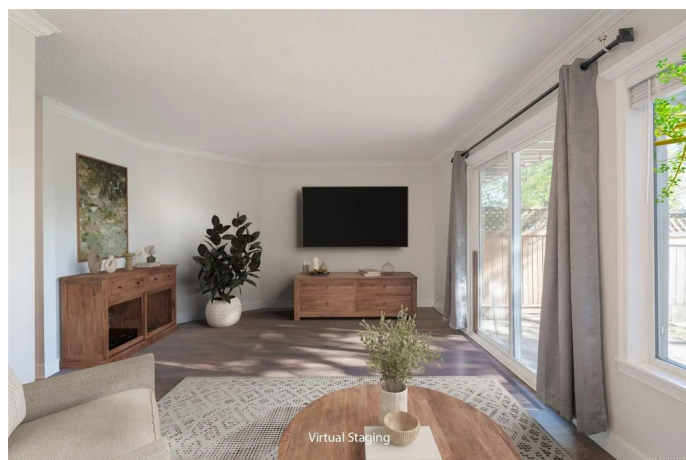
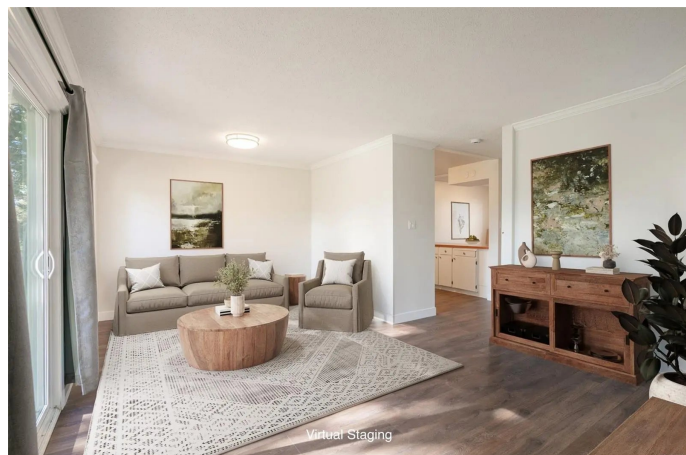
Peartree Meadows, Nanaimo, BC

Welcome to this bright and inviting 3-bedroom, 2-bathroom move in ready townhouse located in the heart of Nanaimo's University District. Situated in a family-oriented complex that allows both rentals and pets, this home offers versatility and value for first-time buyers, families, downsizers, or investors alike. Inside, you'll find a functional layout featuring a spacious living room, a kitchen that opens to a cozy dining nook, and recent updates including fresh paint, new fixtures, and new carpeting on the stairs. Upstairs hosts the bedrooms and in-suite laundry. The home also includes a covered carport for convenient parking and a private storage area attached within the carport. Enjoy the unbeatable location – just steps from transit, University Village Mall, and close to all levels of schools including VIU and NDSS, the Aquatic Centre, and a short trip to the Old City Quarter and downtown Nanaimo amenities. Measurements are approximate and should be verified if important.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1017830   |
| Price          | \$395,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Square Footage | 1,160     |



|            |               |
|------------|---------------|
| Year Built | 1977          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Status     | Active        |
| View       | Mountain(s)   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 444 Bruce Ave 28       |
| Area        | Na University District |
| Subdivision | Peartree Meadows       |
| City        | Nanaimo                |
| County      | Nanaimo, City of       |
| Province    | BC                     |
| Postal Code | V9R 5W5                |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Carport     |
| # of Kitchens  | 1           |
| View           | Mountain(s) |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Breakfast Nook, Storage |
| Appliances        | Dishwasher, F/S/W/D     |
| Heating           | Baseboard, Electric     |
| Cooling           | None                    |
| # of Stories      | 2                       |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Balcony/Deck, Balcony/Patio                                      |
| Windows           | Insulated Windows, Vinyl Frames                                  |
| Roof              | Membrane                                                         |
| Construction      | Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 14                 |
| Office         | eXp Realty (NA)    |

**Listing Details**

Listing Office                    eXp Realty (NA)

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