

\$1,999,980 - 1178 Rhoda Lane, Esquimalt

MLS® #1017905

\$1,999,980

3 Bedroom, 4.00 Bathroom, 2,241 sqft
Residential on 0.49 Acres

N/A, Esquimalt, BC

Gently sloping, large waterfront lot located on the peaceful Gorge Waterway in Esquimalt's Kinsmen Park neighbourhood! At just under 0.5 acre this property has great potential for subdivision into two lots, development through the Provincial SSMUH regulations or by updating the existing single-family home. Located on a quiet lane, the property enjoys privacy and serene northerly views across the Gorge while an existing dock provides easy access for paddling on the Gorge. The current home offers both a main floor or upper floor primary bedroom with ensuite bathrooms, spacious main floor dining & living rooms, and a water view kitchen with booth seating. Downstairs is a large recreation room (or 3rd bedroom with ensuite) as well as a large secondary suite with separate entrance. Ample parking in the double garage, double carport and the driveway. Plenty of storage or workshop space on the lower level. Hurry, this exceptional waterfront property won't last long.

Built in 1952

Essential Information

MLS® #	1017905
Price	\$1,999,980
Bedrooms	3
Bathrooms	4.00
Square Footage	2,241



Acres	0.49
Year Built	1952
Type	Residential
Sub-Type	Single Family Detached
Style	West Coast
Status	Active
View	Ocean

Community Information

Address	1178 Rhoda Lane
Area	Es Kinsmen Park
Subdivision	N/A
City	Esquimalt
County	Capital Regional District
Province	BC
Postal Code	V9A 4H2

Amenities

Utilities	Cable To Lot, Compost, Electricity To Lot, Garbage, Natural Gas To Lot, Phone To Lot, Recycling
Parking Spaces	6
Parking	Carport Double, Driveway, Garage Double
# of Garages	2
# of Kitchens	2
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean

Interior

Interior Features	Ceiling Fan(s), Dining Room, Eating Area, Jetted Tub
Appliances	Dishwasher, F/S/W/D, Oven/Range Electric, Range Hood, Refrigerator
Heating	Baseboard, Electric, Forced Air, Natural Gas, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane

Exterior

Exterior Features	Balcony, Balcony/Deck, Balcony/Patio, Fencing: Partial, Garden, Low
-------------------	---

	Maintenance Yard
Windows	Aluminum Frames, Bay Window(s), Blinds, Insulated Windows, Vinyl Frames
Roof	Asphalt Shingle
Construction	Frame Wood, Stone, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	14
Office	Sutton Group West Coast Realty
Zoning	RS-3

Listing Details

Listing Office	Sutton Group West Coast Realty
----------------	--------------------------------

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.