# \$409,000 - 444 Bruce Ave 41, Nanaimo

MLS® #1018295

# \$409,000

3 Bedroom, 2.00 Bathroom, 1,170 sqft Residential

N/A, Nanaimo, BC

Move-in ready 3-bedroom townhouse with new paint and flooring throughout. Main level entry opens to a bright, spacious living room with sliding doors to a private backyard and patio, with potential to add fencing. The kitchen offers abundant cabinets and storage. Upstairs features 3 bedrooms, including a primary with a balcony overlooking the backyard. Ideally located just 5 minutes' walk to University Village Mall with restaurants, Starbucks, Tim Hortons, and transit connections to downtown and Vancouver Island University. Perfect for families or as a solid investment opportunity! Measurement is approximate, pls verify if important. Vacant property, easy to view and completion is immediate.



#### **Essential Information**

MLS® # 1018295 Price \$409,000

Bedrooms 3
Bathrooms 2.00
Square Footage 1,170
Year Built 1977

Type Residential

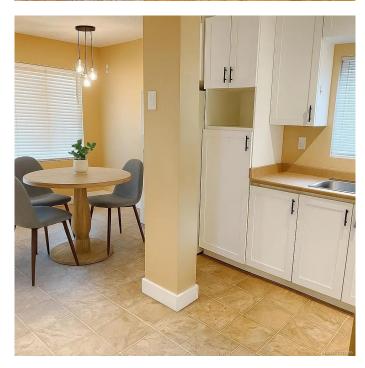
Sub-Type Row/Townhouse

Status Active View City

# **Community Information**







Address 444 Bruce Ave 41

Area Na South Nanaimo

Subdivision N/A

City Nanaimo

County Nanaimo, City of

Province BC

Postal Code V9R 5W5

#### **Amenities**

Parking Spaces 56

Parking Carport, On Street

# of Kitchens 1

View City

#### Interior

Heating Baseboard, Electric

Cooling None

# of Stories 2

#### **Exterior**

Exterior Features Fencing: Partial

Roof Membrane

Construction Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Vinyl

Siding

Foundation Poured Concrete, Slab

# **Additional Information**

Date Listed October 24th, 2025

Days on Market 3

Office Sutton Group-West Coast Realty (Nan)

Zoning R6

# **Listing Details**

Listing Office Sutton Group-West Coast Realty (Nan)

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