

\$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.

Built in 1977

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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