

\$1,275,000 - 4375 Viewmont Ave, Saanich

MLS® #1018614

\$1,275,000

8 Bedroom, 5.00 Bathroom, 3,822 sqft

Residential on 0.16 Acres

N/A, Saanich, BC

Spacious, versatile, & ideally located in Royal Oak! This beautifully maintained 8 bed, 5 bath home offers over 3,500 sq ft of functional living space, including two self-contained 2-bed suites—perfect for extended family or income potential. The main level features a bright, open layout with formal living/dining, an updated kitchen, family room, & enclosed patio for year-round enjoyment. The primary bedroom boasts a walk-in closet and 4-piece ensuite. Downstairs offers a large rec room (or 4th bed), guest bath, and access to a private backyard with a vegetable garden. Situated steps from parks, schools, trails, transit, and shopping at Royal Oak Plaza & Broadmead Village. Walking distance to Royal Oak Middle & buses to Claremont High. A rare opportunity in one of Saanich’s most desirable neighbourhoods! Blending timeless design with modern convenience, this distinguished property offers the best of family living in one of Greater Victoria’s most connected & sought-after communities.

Built in 1989

Essential Information

MLS® #	1018614
Price	\$1,275,000
Bedrooms	8
Bathrooms	5.00
Square Footage	3,822



Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Single Family Detached
Style	West Coast
Status	Active

Community Information

Address	4375 Viewmont Ave
Area	SW Royal Oak
Subdivision	N/A
City	Saanich
County	Capital Regional District
Province	BC
Postal Code	V8Z 5K8

Amenities

Parking Spaces	6
Parking	Driveway
# of Kitchens	3

Interior

Heating	Baseboard, Electric
Cooling	Other
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Living Room, Recreation Room

Exterior

Exterior Features	Balcony/Patio
Windows	Insulated Windows
Roof	Asphalt Shingle
Construction	Brick, Frame Wood, Stucco, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	2
Office	RE/MAX Camosun

Zoning SF

Listing Details

Listing Office RE/MAX Camosun

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