

\$899,999 - 450 Obed Ave, Saanich

MLS® #1018743

\$899,999

3 Bedroom, 2.00 Bathroom, 1,203 sqft
Residential on 0.14 Acres

N/A, Saanich, BC

Welcome to 450 Obed Avenue—a charming, updated home nestled in the heart of the vibrant Gorge-Tillicum neighbourhood. This delightful property features two bedrooms and one bathroom, complemented by a versatile bachelor suite or flex room, ideal for guests, a home office, or additional living space. Recent upgrades include modern flooring, a refreshed kitchen, a ductless heat pump for year-round comfort, and a renovated bathroom boasting heated floors for added luxury. Step outside to discover a spacious, fully fenced backyard that's flat, private, and perfect for outdoor gatherings, gardening, or simply enjoying the serene surroundings. Situated in a sought-after area, the home offers easy access to the scenic Gorge Waterway, Tillicum Centre, and a variety of parks and recreational facilities. Families will appreciate the proximity to schools such as Craigflower Elementary, and commuters will benefit from excellent transit options, ensuring a quick journey to downtown Victoria.

Built in 1940

Essential Information

MLS® #	1018743
Price	\$899,999
Bedrooms	3
Bathrooms	2.00
Square Footage	1,203



Acres	0.14
Year Built	1940
Type	Residential
Sub-Type	Single Family Detached
Style	Arts & Crafts
Status	Active

Community Information

Address	450 Obed Ave
Area	SW Gorge
Subdivision	N/A
City	Saanich
County	Capital Regional District
Province	BC
Postal Code	V9A 1K5

Amenities

Utilities	Cable To Lot, Garbage, Recycling
Parking Spaces	2
Parking	Attached, Driveway, On Street
# of Kitchens	2

Interior

Interior Features	Dining/Living Combo
Appliances	F/S/W/D
Heating	Baseboard, Electric, Forced Air, Heat Pump
Cooling	Air Conditioning

Exterior

Exterior Features	Balcony/Patio, Fencing: Full
Windows	Insulated Windows, Screens
Roof	Asphalt Shingle
Construction	Insulation: Ceiling, Insulation: Walls, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2025
Days on Market	1
Office	RE/MAX Camosun

Listing Details

Listing Office RE/MAX Camosun

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.