

**477 Watfield Ave**  
Nanaimo, V9R 3P6



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**MLS# 1010531**



**\$645,000**

**3 Bedrooms | 2 Bathrooms | 1,336 Sqft**

Charming University District Opportunity! This adorable home sits on a nearly 9,000 sqft flat lot with COR1 zoning perfect for future residential, medium-density, or office development. Enjoy west-facing views of Mount Benson from this well-kept 3-bed, 2-bath home, blending 1950s charm with smart updates. The main floor features covered ceilings, crown mouldings, an updated kitchen, two bedrooms, and a full bath. Downstairs offers a bright finished bedroom/office, a modern spa-like bathroom, plus a 447 sqft partially finished basement ideal as a family room and easily completed for even more living space. Updates include a 2022 high-efficiency gas furnace, 2025 hot water tank, 2025 dishwasher, and vinyl windows throughout. Convenient alley access enhances future potential. With its combination of vintage detail, flexible space, and investment appeal, this could be the one for you!



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