

FOR SALE



CLOVER
RESIDENTIAL

PRESENTS

15 Linden Ave



DISCOVER

Fairfield



Equally hip and historic, Fairfield is one of Victoria's most desirable neighbourhoods. Park your car and start exploring—you're within walking distance of everything.

Virtually Staged Photo



Virtually Staged Photo



Virtually Staged Photo





\$1,585,000

Listed by:

Ole Schmidt & Michelle Matheson

Neighbourhood: Fairfield West

Bedrooms: 4

Bathrooms: 2

Living Area: 1951 sq ft

Year Built: 1931

Taxes: \$7,559 (Tax Year 2025)

MLS: 1032434

15 Linden Ave

Timeless character meets an unbeatable address on one of Fairfield's most sought-after streets - steps from the picturesque Dallas Road waterfront, and with Beacon Hill Park just around the corner. This 4-bed, 2-bath home offers ocean glimpses & radiates heritage charm: original hardwood floors, cove ceilings, generous room sizes, a dedicated dining room & an inviting living area that balances classic elegance with everyday comfort. A full-height basement presents exciting potential for expanded living - genuine room to grow as your needs evolve. Step outside to a large, private backyard: a rare & peaceful retreat this close to the water, ideal for gardening, entertaining, or simply soaking up the sun. And the neighbourhood? Fairfield is what most communities strive to be - walkable, vibrant & rich with character. Cook Street Village, world-class cycling routes, beloved local cafés and pubs, and a welcoming mix of families, creatives, and long-time residents are all at your doorstep.

PROPER

MEASURE

PRECISION



250-884-9753

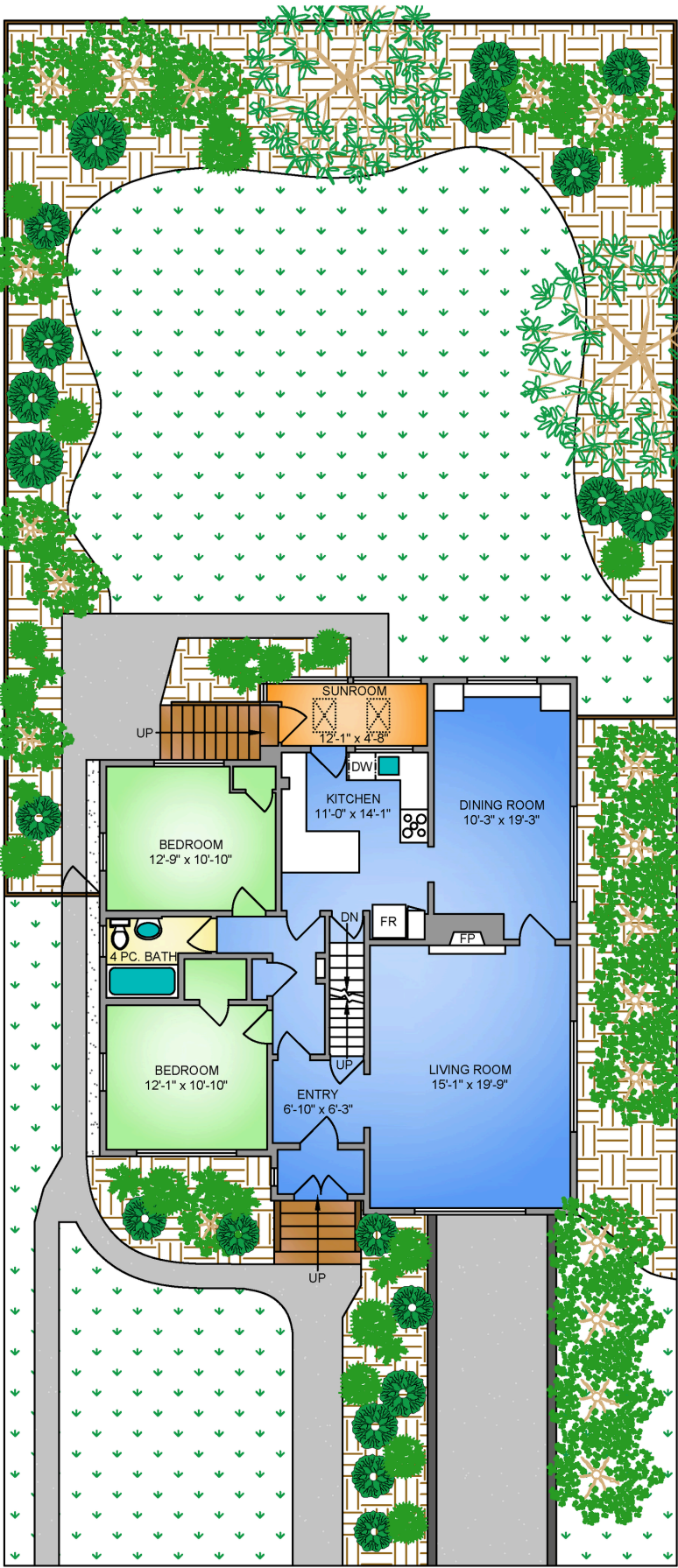
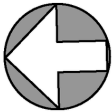
matt@propermeasure.com

www.propermeasure.com



MAIN FLOOR
1246 SQ. FT.
8'-0" CEILING HEIGHT

NORTH

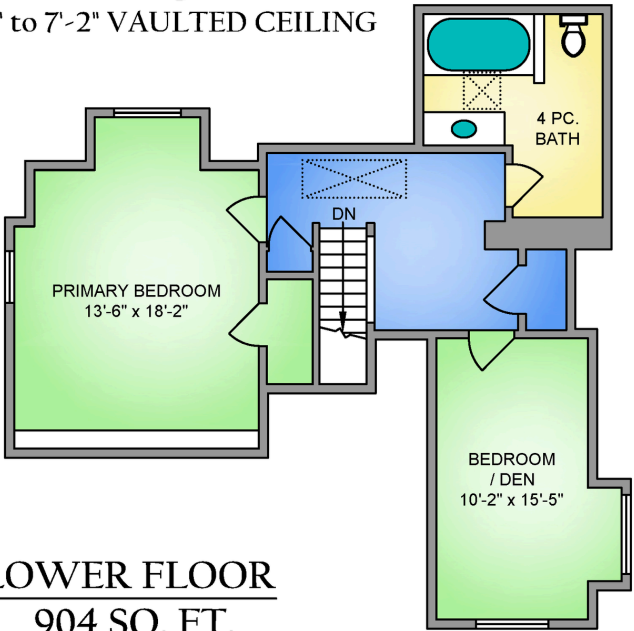


15 LINDEN AVENUE				
MAY 26, 2026				
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD				
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	SUNROOM	GARAGE
MAIN	1246	-	61	-
UPPER	705	-	-	-
LOWER	-	904	-	236
TOTAL	1951	904	61	236

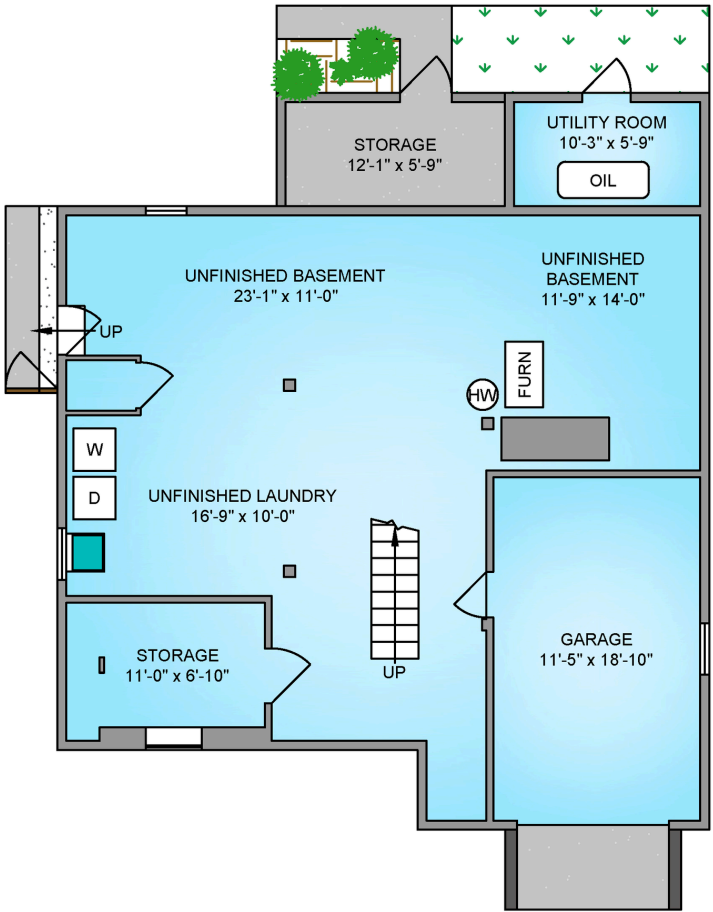
FLOOR PLANS

UPPER FLOOR
705 SQ. FT.

2'-10" to 7'-2" VAULTED CEILING



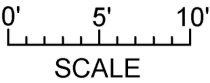
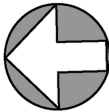
LOWER FLOOR
904 SQ. FT.
7'-0" CEILING HEIGHT



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NORTH



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GET TO KNOW US



Ole Schmidt
**MANAGING BROKER,
CO-OWNER**



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**REALTOR®,
SALES TEAM**

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— THE —
FOLIO GROUP



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