

FOR SALE



CLOVER
RESIDENTIAL

PRESENTS

3-118 Aldersmith Pl



DISCOVER

View Royal - Glentana



Bordered by Portage Inlet and threaded with flat, accessible walking and cycling trails, Glentana offers the kind of settled, tree-lined calm that's increasingly hard to find at this price point. The E&N Trail runs nearby - gentle terrain that's genuinely usable year-round, whether on foot or by bike. View Royal's amenities, quick highway access, and a short commute to Downtown and Langford make it a quietly practical choice for buyers who want an active lifestyle without giving up everyday convenience.



\$899,000

Listed by: Ole Schmidt & Michelle Matheson

Neighbourhood: View Royal - Glentana

Bedrooms: 2

Bathrooms: 2.5

Living Area: 2,158 sq ft (Strata Plan)

Year Built: 1998

Taxes: \$4,451 (Tax Year 2026)

MLS: 1038205

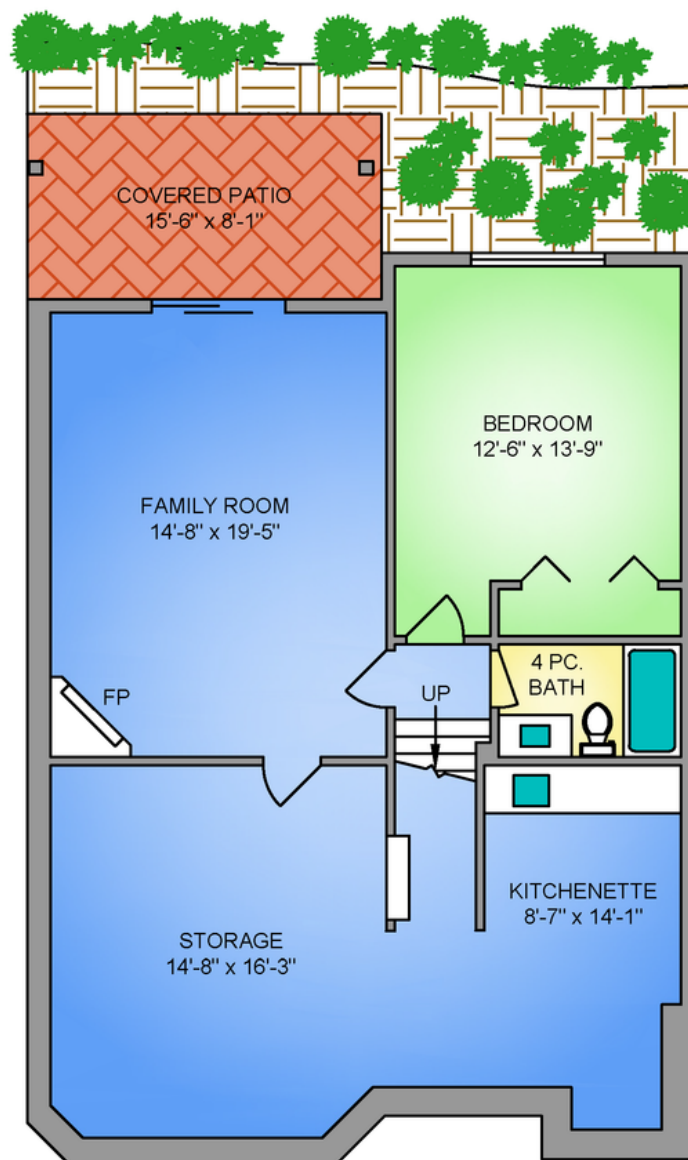
Strata Fees: \$667.60

3-118 Aldersmith Pl

Beautifully updated 2 bed/2.5 bath townhome in a quiet, private setting with a stunning treed outlook - just minutes from Admirals Walk Shopping Centre. The main level offers single-level living with engineered wood floors, an open-plan living/dining area, electric fireplace, and a timeless updated kitchen with shaker cabinetry and induction range - with direct access to a private deck with awning. The primary bedroom and stylishly updated full bath with walk-in shower complete the main floor, ideal for easy accessibility. The walk-out lower level features a spacious family room with fireplace, second bedroom, full 4-piece bath, and a generous bonus studio with sink and built-ins - a truly flexible space to make your own. Plus a double garage with built-ins, central vac, mini-split heat pump (2 yrs), newer hot water tank, and newer roof. Proactive and friendly strata. A move-in-ready home with flexibility, privacy, and long-term value in sought-after View Royal.



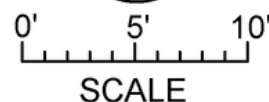
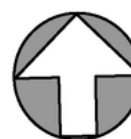
FLOOR PLANS



LOWER FLOOR
1070 SQ. FT.
8'-0" CEILING HEIGHT

UNIT 3 - 118 ALDERSMITH PLACE			
JUNE 2, 2026			
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	PATIO
MAIN	1072	441	-
LOWER	1070	-	125
TOTAL	2142	441	125

SOUTH

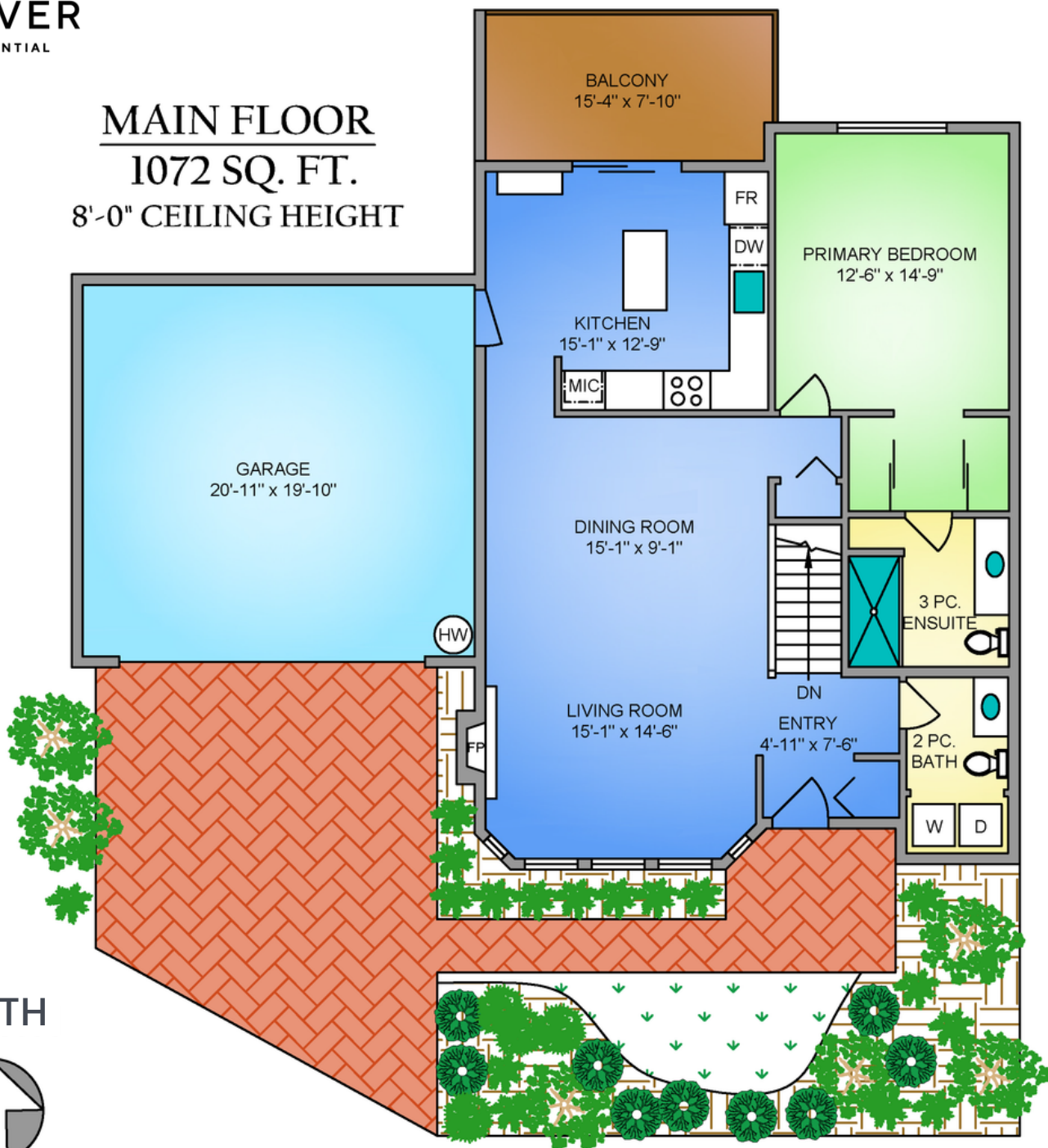


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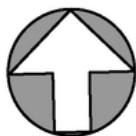


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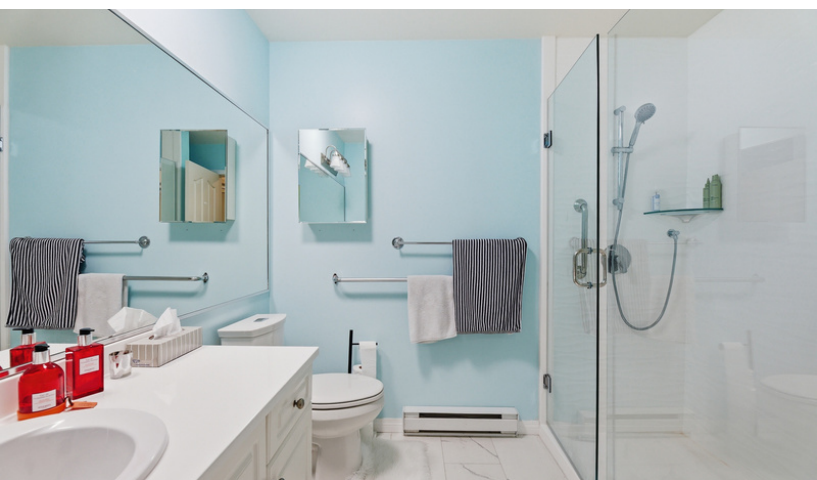
MAIN FLOOR
1072 SQ. FT.
8'-0" CEILING HEIGHT



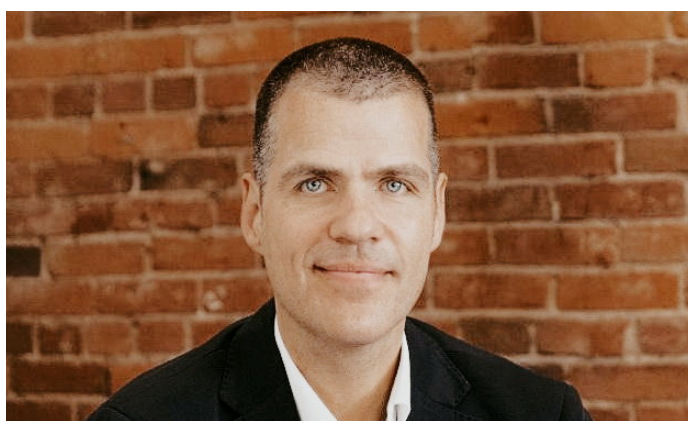
SOUTH



0' 5' 10'
SCALE



GET TO KNOW US



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CO-OWNER



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THE
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