

FOR SALE



CLOVER
RESIDENTIAL

PRESENTS

303-1150 Elford St





DISCOVER

Fernwood



Original, authentic, and hip, Fernwood is one of Victoria's most vibrant communities. Visit the neighbourhood for wonderful art and theatre, shopping, and dining.



\$639,000

Listed by:

Ole Schmidt & Michelle Matheson

Neighbourhood: Fernwood

Bedrooms: 2

Bathrooms: 2

Living Area: 1,147 sq ft (strata plan)

Year Built: 1990

Lot Size: 1,202 sq. ft

Taxes: \$1,764 (Tax Year: 2026)

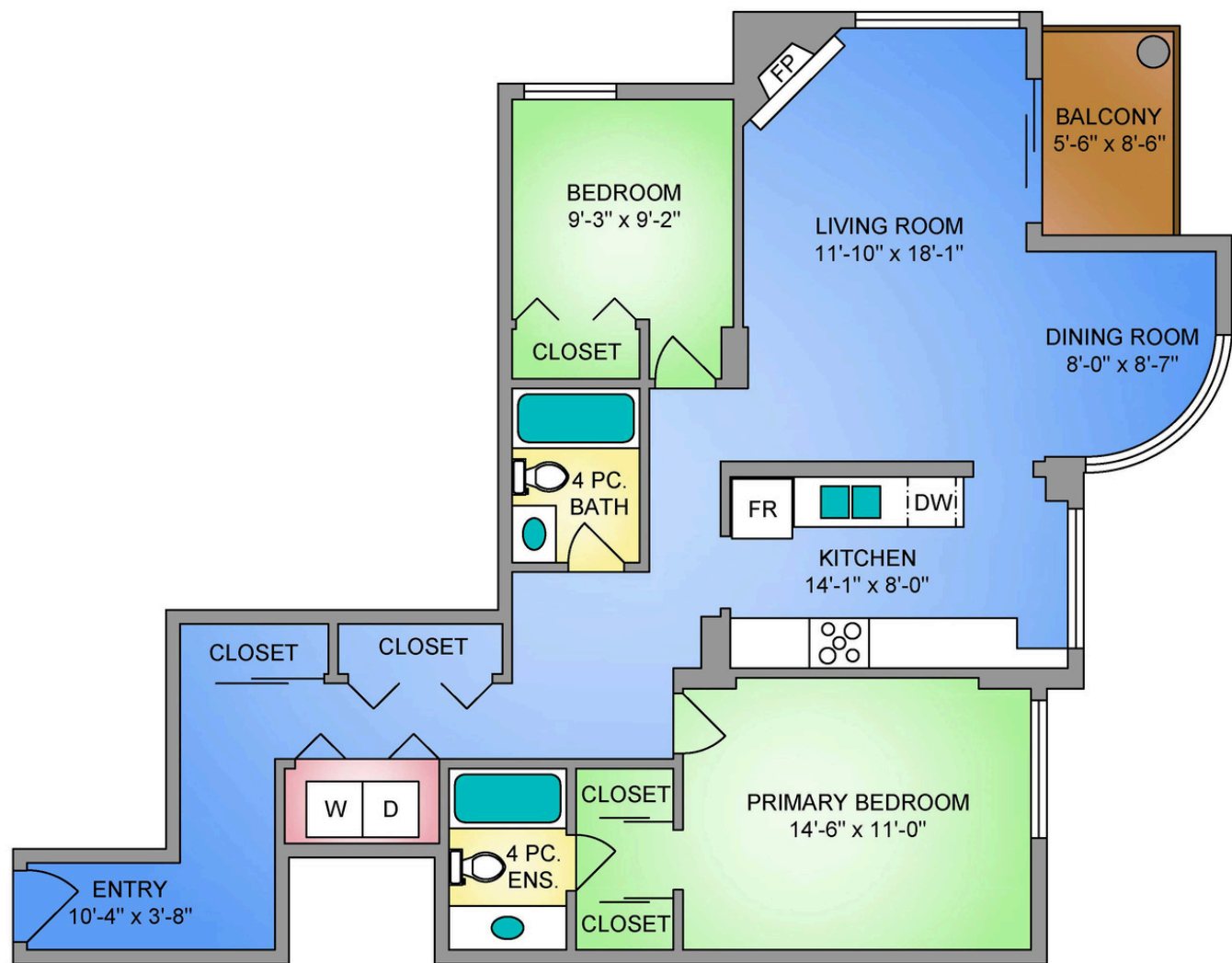
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303-1500 Elford St

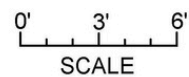
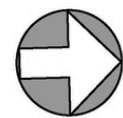
Just completed: exterior remediation at Lord Elford, with new rainscreen, windows, decks and exterior doors, roof, so the big-ticket work is done and you can buy with confidence! This 2 bed, 2 bath corner suite in a steel and concrete building offers bright west-facing exposure and an ideal split-bedroom layout. Over 1100 sq ft features a roomy living area with new cozy gas fireplace, bright dining nook and covered patio perfect for your BBQ. The modern kitchen boasts quartz counters, plenty of cabinetry and a wine fridge, plus updated fixtures, switches and interior doors throughout. Generous primary with ensuite & walk-through closet. Wood and tile floors, in-suite laundry with side-by-side washer/dryer, secure u/g parking and storage locker. Surrounded by mature trees on the edge of Fernwood, a short walk to Stadacona Park and tennis courts, and minutes to downtown, the hospital and all amenities!

FLOOR PLANS

UNIT 303 - 1500 ELFORD STREET
1112 SQ. FT.
8'-0" CEILING HEIGHT



NORTH



UNIT 303 - 1500 ELFORD STREET		
MARCH 01, 2024		
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	BALCONY
THIRD	1112	47



GET TO KNOW US



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

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