

FOR SALE



PRESENTS

711 Richmond Ave



DISCOVER

Fairfield - Gonzales



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.



\$1,625,000

Listed by:

Ole Schmidt & Michelle Matheson

Neighbourhood: Fairfield East

Bedrooms: 4

Bathrooms: 2

Living Area: 2692 Sq.Ft.

Year Built: 1952

Taxes: \$9146 (2026)

MLS: 1048612

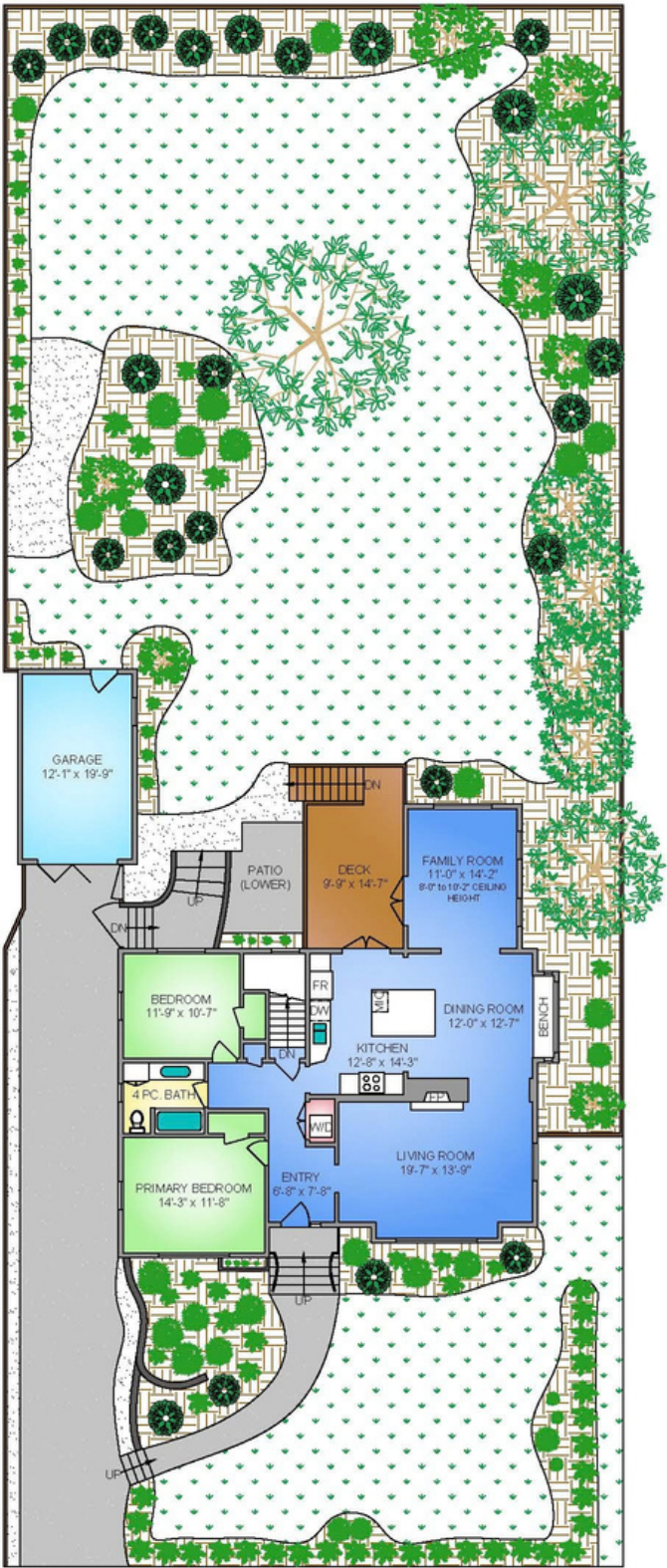
711 Richmond Ave

Move-in ready and beautifully updated, this Fairfield family home sits set back and elevated from the street for privacy on a large, deep 10,000+ sq ft lot. A bright, walk-out legal 2-bed + den suite offers full-size laundry and stainless appliances, ideal for extended family or rental income. Extensive upgrades over the years include a gas furnace, tankless HW, updated wiring, attic insulation, and lighting. The main floor offers a flexible layout with two spacious living areas, oak floors with mahogany inlay, and a modern kitchen featuring Caesarstone counters, a gas range and large central island. The updated main bath boasts radiant heated floors, quartz counters and vessel sink. The suite's spacious primary includes a walk-in closet. Outside, a sunny deck overlooks the large, private, park-like backyard and detached garage/workshop. Walk to Fairfield Plaza and Oak Bay Ave shops, top schools, and the waterfront. A rare offering of space, character and turnkey convenience in one of Victoria's most sought-after neighbourhoods.

FLOOR PLANS



MAIN FLOOR 1455 SQ. FT. 8'-4" to 10'-2" CEILING HEIGHT



NORTH

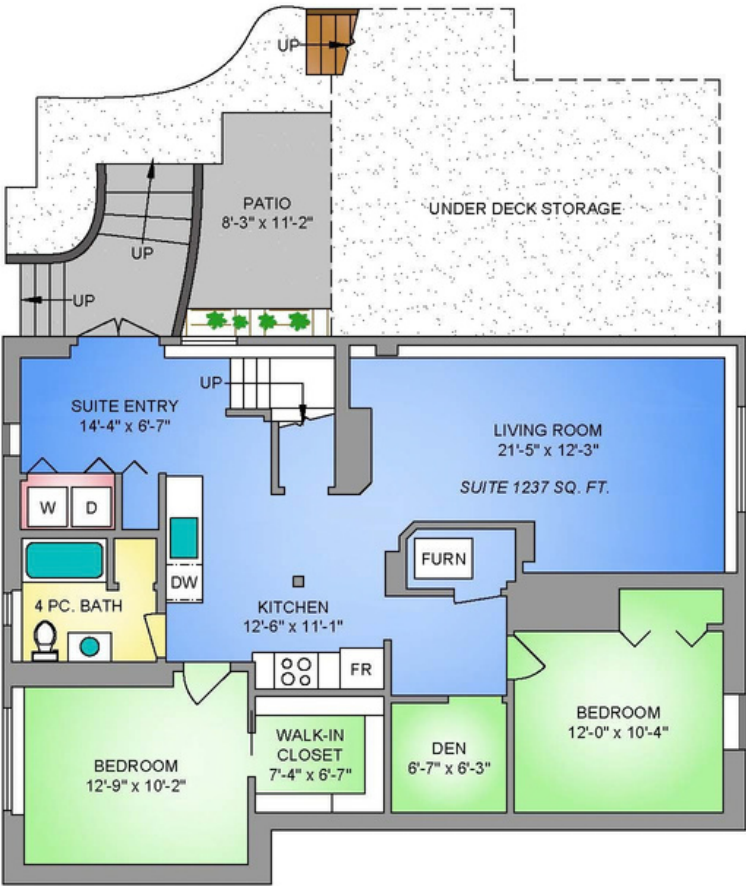


0' 5' 10'
SCALE

711 RICHMOND AVENUE SEPTEMBER 16, 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	DECK / PATIO
MAIN	1455	239	157
LOWER	1237	-	81
TOTAL	2692	239	238



LOWER FLOOR
1237 SQ. FT.
7'-0" CEILING HEIGHT



NORTH



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GET TO KNOW US



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