

## Welcome Home



\$ 1,225,000



2344 Malaview Ave, Sidney, BC V8L 2G2

- » Beds: 5 | Baths: 4 Full
- » MLS #: 991163
- » Single Family | Lot: 7,000 ft<sup>2</sup>
- » 4 Bed 3 Bath Main Home
- » 1 Bed 1 Bath Detached Carriage Home
- » More Info: [2344MalaviewAve.com](http://2344MalaviewAve.com)



**Brock Webber**  
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Pemberton Holmes  
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A rare opportunity to own a modern character home with Victoria charm in one of Sidney's most sought-after locations. Built in 1990 and thoughtfully maintained, this 5-bed, 4-bath property includes a 1-bed, 1-bath detached carriage home, offering flexibility for family, rental income, or a private workspace. Move-in ready, it features on-demand hot water, 200-amp service, and an EV charger for effortless living. The spacious driveway easily accommodates boats, RVs, and weekend gear—perfect for spontaneous getaways. Located just steps from the ocean, this home offers the best of coastal living. Walk to top-rated schools, vibrant sports programs, and Sidney's year-round events, all while enjoying the convenience of nearby coffee shops and scenic waterfront trails. Opportunities like this are rare in Sidney—schedule a viewing and see why so many people love calling this area home.

