



Village Vibes!

Hop, skip and jump to the village! A prime location on the inner edge of Ganges, walkable to all town amenities. Well-kept one level, two to three bedroom modular home on an open, fenced, sunny quarter acre lot with excellent gardening potential featuring a newer green house and raised beds ready to get growing. A recent roof replacement, sweet and stylish bathroom reno, cozy woodstove, covered patio and cheery décor palette add to the appeal here. A great (and cute) affordable townhouse alternative on both community water and sewer, perfect for either starting out or downsizing!

\$519,000



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**173 Kanaka Rd
GI Salt Spring ~ V8K 2A9**

Interior Details

Layout: Rancher
Bedrms: 3 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 974
Bth 4Pce: 0 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:** None
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 0 **FP Feat:** Living Room, Wood Stove
App Incl: F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Bedroom	Main	12x10
Bedroom	Main	7x7
Bedroom - Primary	Main	12x10
Dining Room	Main	14x10
Kitchen	Main	17x7
Living Room	Main	13x15
Walk-in Closet	Main	7x4

Listing Summary

MLS@: 992959 **List Price:** \$519,000
Status: Active **Orig Price:** \$519,000
Sub Tpe: Manu **Sold Price:**
Taxes: \$1,710 **Pend Date:**
2025 Asmt: \$383,400 **Strata Fee:**
Title: Freehold



Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	974	0	0	0
Beds	0	3	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1969 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood
Ext Feat:
Frnt Faces: S **Bldg Style:**
Bldg Warr: No
EnerGuide Rtg/Dt:
Cool: None
Heat: Electric, Forced Air
Roof: Metal
Fndn: Pillar/Post/Pier
Accss:

Lot/Strata Information

Lot Size: 10,019sqft / 0.23ac **Dims (w/d):**
Prk Type: Carport **View:**
Water: Regional/Improvement I **Waste:** Sewer Connected **Services:**
Lot Feat: Central Location, Easy Access, Level, Rectangular Lot, Serviced
Complex:
SqFt Balc: **StrLots/Cplx:** **Prk Tota:** 1 **Rent Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk LCP:** **Pets Alld?:**
SqFt Strg: **Floors/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
Gnd/Top?: **Lvl/Suite:** 1
Shrd Am: **Unit Incl:**



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