



**Teri-Jean Marshall**  
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 Royal LePage Advance Realty

**Property Full Property View**

10 - 701 Sitka St Campbell River BC V9H 0E5    **MLS® 1025219**    **\$599,500**    **Active**



MLS® No:	<b>1025219</b>	List Price:	<b>\$599,500</b>
Status:	<b>Active</b>	Original Price:	<b>\$599,500</b>
DOM:	<b>2</b>	Sold Price:	
List Date:	<b>2026-02-09</b>	Pending Date:	
Area:	<b>Campbell River</b>	Sub Area:	<b>CR Willow Point</b>
Sub Type:	<b>Row/Townhouse</b>	Baths:	<b>4</b>
Beds:	<b>4</b>	Fireplaces:	<b>0</b>
Kitchens:	<b>1</b>	Lot SqFt:	<b>0</b>
Parking:	<b>4</b>	Lot Acres:	<b>0.00</b>
Fin SqFt:	<b>1,615</b>	Unfin SqFt:	<b>0</b>
Title:	<b>Freehold/Strata</b>	Storeys:	<b>0</b>
Strata/Pad Fee:	<b>\$295</b>	Year Built (Est):	<b>2022</b>
Taxes:	<b>\$3,671</b>	Tax Year:	<b>2025</b>

	Lower	Main	Second	Third	Other
Fin SqFt	248	646	721		
Bedrooms	1			3	
Bathrooms	1	1		2	
Kitchens		1			

**Recent: 02/10/2026 : New Listing**

Experience modern urban living in this spacious three-level townhouse, offering plenty of room for the entire family. Upon entry, you'll find a bedroom, bathroom, storage area, and access to a single-car garage—an ideal setup for guests, a teenager, or a home office. The middle floor features the main living area with an open-concept layout, including a bright living room, dining space, and a well-appointed kitchen with ample cabinetry, a generous island, and quartz countertops. This level also includes a mini-split heat pump system and an additional sitting area that opens onto a great-sized covered deck. Upstairs, you'll find three bedrooms, two bathrooms, and a convenient laundry closet. Located close to Beaver Lodge Lands recreational trails, schools, and transit routes, this home sits in one of Campbell River's growing neighbourhoods with future commercial amenities, nearby trail systems, and nature at your doorstep. Book your showing today!

**Interior**

<b>Beds: 4</b> 2pc Baths: <b>1</b> 2pc Ensuites: <b>0</b> FinSqFt Total: <b>1,615</b>	<b>Baths: 4</b> 3pc Baths: <b>1</b> 3pc Ensuites: <b>0</b> FinSqFt Main Bldg:	<b>Kitchens: 1</b> 4pc Baths: <b>1</b> 4+pc Ensuites: <b>1</b> FinSqFt Aux Bldg:	<b>Fireplaces: 0</b> 5+pc Baths: <b>0</b> Beds or Dens: <b>4</b> Layout: <b>Ground Level Entry With Main Up</b> Storeys: <b>0</b> Bsmt Hgt: <b>8' 0"</b>
UnFin SqFt: <b>0</b> Laundry: <b>In Unit</b> Accessibility: Flooring: <b>Carpet, Laminate, Mixed</b> FP Ftrs: Heating: <b>Baseboard, Electric, Heat Pump</b> Intr Ftrs: <b>Dining/Living Combo, Eating Area</b> Window Features: Appl Incl: <b>Dishwasher, F/S/W/D, Range Hood</b> Other Equipment:	<b>SqFt Total: 1,615</b> Addl Accom:	<b>Basement: Yes</b> <b>Bsmt Desc: Finished</b> <b>B&amp;B?:</b>	<b>Cooling: Air Conditioning</b>

**Exterior/Building**

<b>Built (Est): 2022</b> Property Condition: <b>Resale</b> Construction: <b>Frame Wood, Insulation: Ceiling, Insulation: Walls</b> Roof: <b>Fibreglass Shingle</b> Bldg Style: <b>Contemporary</b> Lgl NC Use: EnerGuide Rtg: Exterior Ftrs: <b>Balcony/Deck</b> Other Structures:	<b>Front Faces: East</b>  <b>CSA Cert No:</b>	<b>Storeys: 0</b>  <b>Foundation: Poured Concrete</b> <b>Access: Road: Paved</b>  <b>EnerGuide Dt:</b>	<b>Bldg Warranty: Yes</b>   <b>MHR Number:</b>
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**Lot**

<b>Lot SqFt: 0</b> Restrictions: Park Type: <b>Driveway, Garage</b> View: Water: <b>Municipal</b> Lot Ftrs: <b>Curb &amp; Gutter, Family-Oriented Neighbourhood, Landscaped, Level, Near Golf Course, Recreation Nearby</b>	<b>Lot Acres: 0.00</b>  <b>Waterfront:</b> <b>Sewer: Sewer Connected</b>	<b>Dimensions:</b>  <b>Carport Spcs: 0</b>  <b>Services:</b>	  <b>Park Spcs: 4</b> <b>Garage Spcs: 1</b>
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**Strata**

Strata/Pad Fee: **\$295**      Strata/Pad Fee Year: **2025**      Prop Mgr:      Mgr Phone:  
 Complex:      Bldgs/Cmplx: **2**      Str Lots/Cmplx: **12**      Str Lots/Bldg: **6**  
 Balc SqFt:      Patio SqFt:      LCP SqFt:      Stor SqFt:  
 Park SqFt:      Park Incl: **2**      Park Cmn Sp: **0**      Park LCP Spc: **2**  
 Depr Rpt?: **No**      Plan Type: **Building**      Lvl's in Unit: **3**      Unit's Level:  
 Rent Allwd?: **Unrestricted**  
 Yngst Age: **0**  
 Pets Allwd: **Cats, Dogs**      **Up to 2 pets. See bylaws.**  
 BBQs Allwd: **Yes**  
 Smoking Byl: **No**  
 Unit Incl: **Balcony, Garage, Private Garden**  
 Assmt Incl: **Garbage Removal, Property Management, Sewer, Water**  
 Shrd Am:

**Legal/Public Records**

Assessed: **\$565,000**      Assess Yr: **2025**      Taxes: **\$3,671**      Tax Year: **2025**  
 Jurisdiction: **City of Campbell River**      Title: **Freehold/Strata**  
 Zoning: **CDA-1-A1 CD1-A2**      Zone Desc: **Multi-Family**  
 PID: **031-734-227**      Roll No: **6353890**      Plan Number: **EPS8077**  
 Lot:      Block:      District Lot:      Land District: **15**  
 Legal Description: **STRATA LOT 10, PLAN EPS8077, SECTION 17, TOWNSHIP 1, COMOX LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

**Licensee Information**

<u>Licensee Name</u>	<u>Phone</u>	<u>Brokerage</u>	<u>Awd Split</u>
List: <a href="#">Teri-Jean Marshall*</a>		<a href="#">Royal LePage Advance Realty</a>	
CoList: <a href="#">Natalie McColman</a>	<b>250-203-0954</b>	<a href="#">Royal LePage Advance Realty</a>	
CoList2: <a href="#">Ronnie Sam</a>	<b>250-527-0036</b>	<a href="#">Royal LePage Advance Realty</a>	
Buyer:			
Seller Name: <b>Tanya Anne Pedersen</b>		Seller Ph:	Solicitation OK?: <b>No</b>
Appt Ph:	Brok Fee: <b>Please see Financial Notes</b>		
Access Code:	Lckbx Loc: <b>Front door</b>		
Licensee Notes: <b>Subject to seller finding a suitable home.</b>			
Directions:			
Financing: <b>Coop Brok Fee = 3.5%/\$100K+1.5%/B with physical introduction, otherwise \$1,000</b>		Possession: <b>Negotiable</b>	
Terms:			Occupant:
Agent Info:			
Showing Instructions: <b>Appts by Showing Service</b>			
<i>*Personal Real Estate Corporation</i>			

**Prices/Dates**

List Price: <b>\$599,500</b>	Sold Price:	Original Price: <b>\$599,500</b>	DoM: <b>2</b>
List Date: <b>2026-02-09</b>	Entered Date: <b>2026-02-10</b>	Change Date: <b>2026-02-10</b>	Offer Acceptance:
Sale Entry Date:	Pending Date:	Proj. Close:	Sold Date:
Expiry Date: <b>2026-08-31</b>			
Cancelled Date:	Withdrawn Date:	Status Chg: <b>2026-02-10</b>	
Assess/FinSqFt: <b>\$350</b>	Orig/FinSqFt: <b>\$371</b>	List/FnSqFt: <b>\$371</b>	Sld/FnSqFt:
Sell/List:	List/Assess: <b>1.06</b>	Sell/Assess:	LP Incl GST?: <b>Yes</b>

**Price/Status History**

<u>Effective Date</u>	<u>Change Type</u>	<u>Prev -&gt; New</u>	<u>DOM</u>
2026-02-09	New Listing	ACT-> \$599,500	2

**Media/Miscellaneous**

Virtual Tour 1: <https://www.dropbox.com/scl/fi/u6vzbxl4v8rbxn6nx66kb/videtour-ai.mp4?rlkey=26ng93h89n0swqhq>  
 Virtual Tour 2:  
 Addnl Photos:  
 Feature Sheet: <https://coastlinerealestategroup.ca/mylistings.html/listing.1025219-10-701-sitka-st-campbell-river-v9>  
 Sales Brochure:  
 Sound Bite:  
 Foreign MLS® No:      Foreign Board:  
 Open Houses: **1**  
 Legacy MLS® No:





