

4 Bedroom Family Home with In-Law Suite



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46 Oregon Road

Campbell River, Vancouver Island

\$849,000 Canadian



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Welcome to 46 Oregon Road, a beautifully updated 4-bedroom, 3-bathroom split-level home located in the highly sought-after Maryland Estates neighborhood.

Situated just a short walk to the beach and nearby walking trails, this property offers the perfect balance of comfort, space, privacy and lifestyle in one of Campbell River's most desirable residential areas.

This thoughtfully maintained home features an open-concept main living area on the upper level, ideal for both family living and entertaining. The kitchen has



been tastefully updated with fresh paint, new hardware, modern appliances and an island for added prep space and storage. The living space opens directly onto a spacious covered deck—perfect for year-round BBQs or quiet mornings with coffee. From the deck, stairs lead into a private, fully fenced backyard complete with a second deck and an Arctic Spa saltwater hot tub, all constructed in 2022.



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46 Oregon Rd, Campbell River, BC

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Upstairs includes three bedrooms and two bathrooms. The primary bedroom offers a walk-in closet and convenient 2-piece ensuite. The main bath has been tastefully refreshed, providing a modern and clean feel.

The lower level has recently undergone a full refresh, featuring new paint, flooring, window coverings, kitchen cabinets, and appliances. This bright and versatile space includes a second kitchen, a spacious flex room perfect for a home gym, office, or kids' playroom, a fourth bedroom, a full bathroom, and a large, updated living area with woodstove. With brand-new appliances—including a fridge, stove, washer, and dryer—this level is move-in ready and ideal for guests, extended family, or in-law suite potential.





****Outdoor features include:****

- Arctic Spa saltwater hot tub with Spa Boy App. Monitor chemicals, control jets and lights with an app on your phone.
- Dedicated "Tub House"
- Garden shed and work shed
- Fully fenced private backyard for pets, kids, or gardening

****Recent upgrades provide long-term value:****

- New roof (2023)
- Concrete driveway (2023)
- Gutters and downspouts (2025)
- Deck and hot tub area (2022)
- New appliances in lower level (2025)

****Property Highlights:****

- Split-level entry 4 bedroom, 3 bathroom home
- Open-concept living with covered deck
- In-law suite potential with private entry
- Prime location near beach and trails
- Multiple recent upgrades





The beautiful community of Campbell River is located on the east coast of central Vancouver Island between Strathcona Park to the west, and the Discovery Islands to the east. Serving a city population of approximately 37,000, Campbell River is also the service centre for the communities on northern Vancouver Island. The city has all services and amenities, including a large hospital, a North Island College campus, rec centres, museums, major shopping anchors and a wide variety of smaller shops, a vibrant restaurant and food culture, and a growing arts community. Renowned for its amazing forests and easy access shoreline, the city prides itself on the popular paved sea walk that runs along the oceanfront as well as the forest trails which surround the community.



Campbell River is nestled in a region rich in natural resources, scenic beauty and an incredible variety of wildlife. One of the four main fishing centres on Vancouver Island, the city is internationally famous for both its ocean and freshwater fishing and the year-round salmon fishing in Discovery Passage is unmatched. From world-class golf and ocean diving to skiing, kayaking, hiking and mountain biking, visitors marvel at the variety of outdoor activities this region has to offer, all with Campbell River as a comfortable home base. Whether looking for exciting outdoor adventure or to simply appreciate the natural beauty of the region, Campbell River offers easy access.



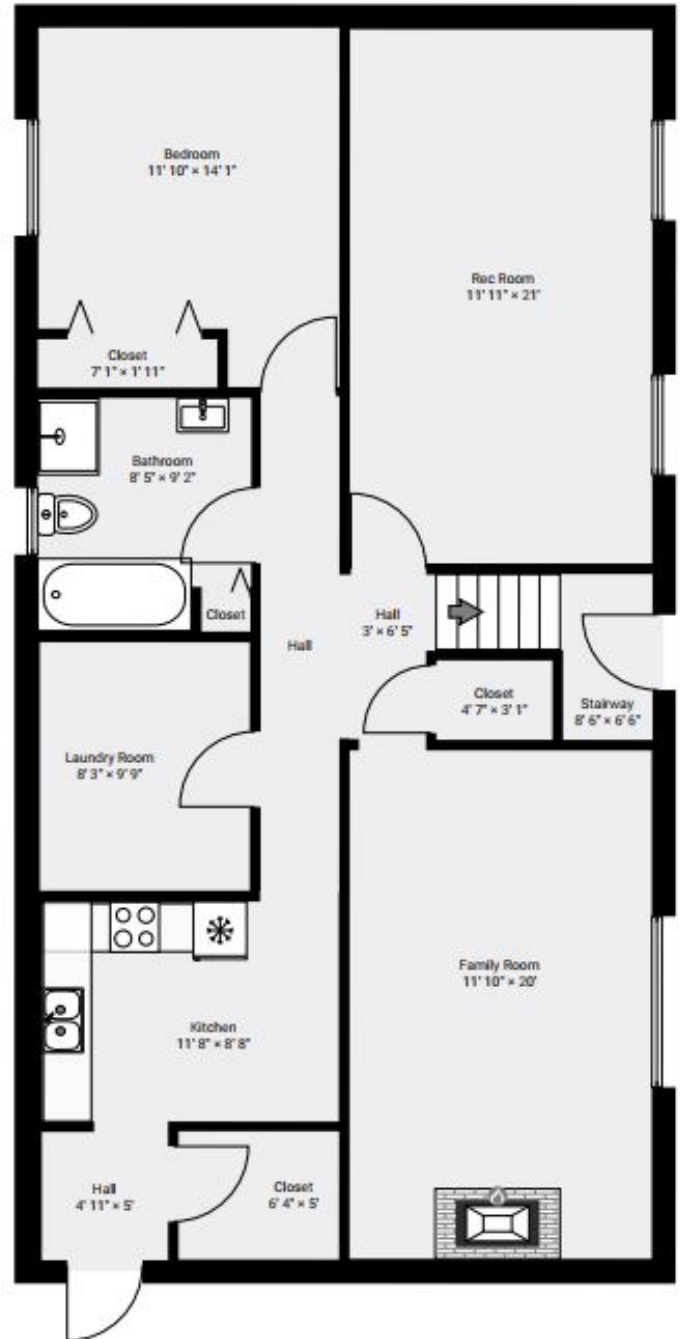
▼ Ground Floor

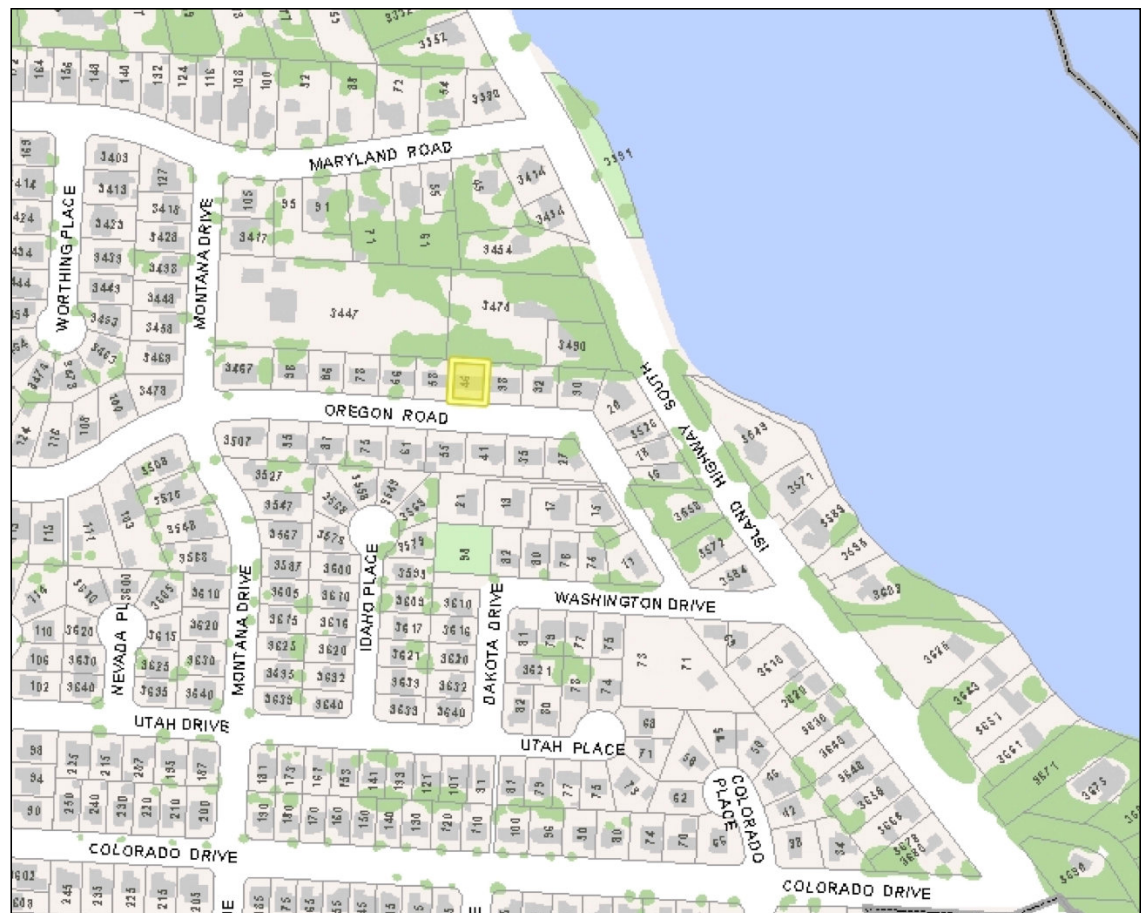
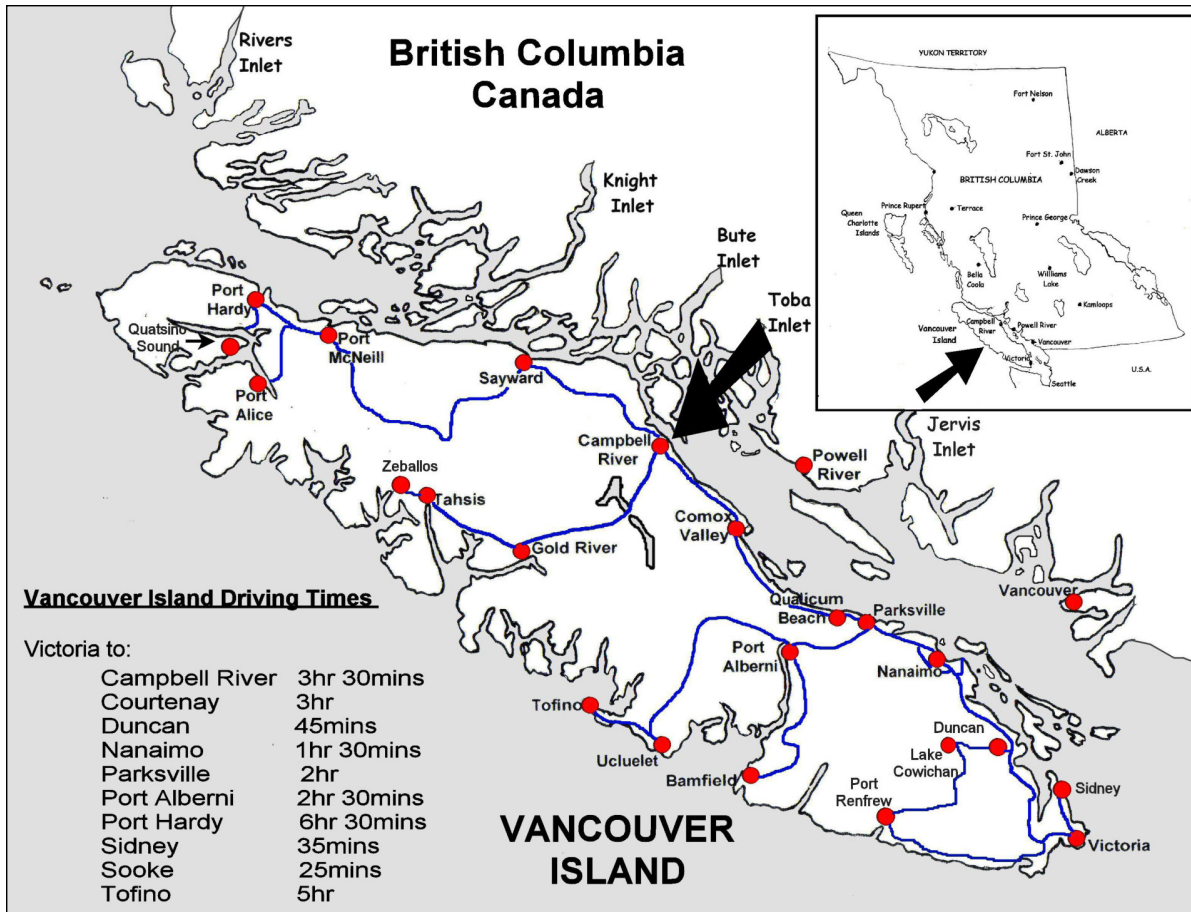
TOTAL AREA: 1304.19 sq ft • LIVING AREA:
1304.19 sq ft • ROOMS: 15

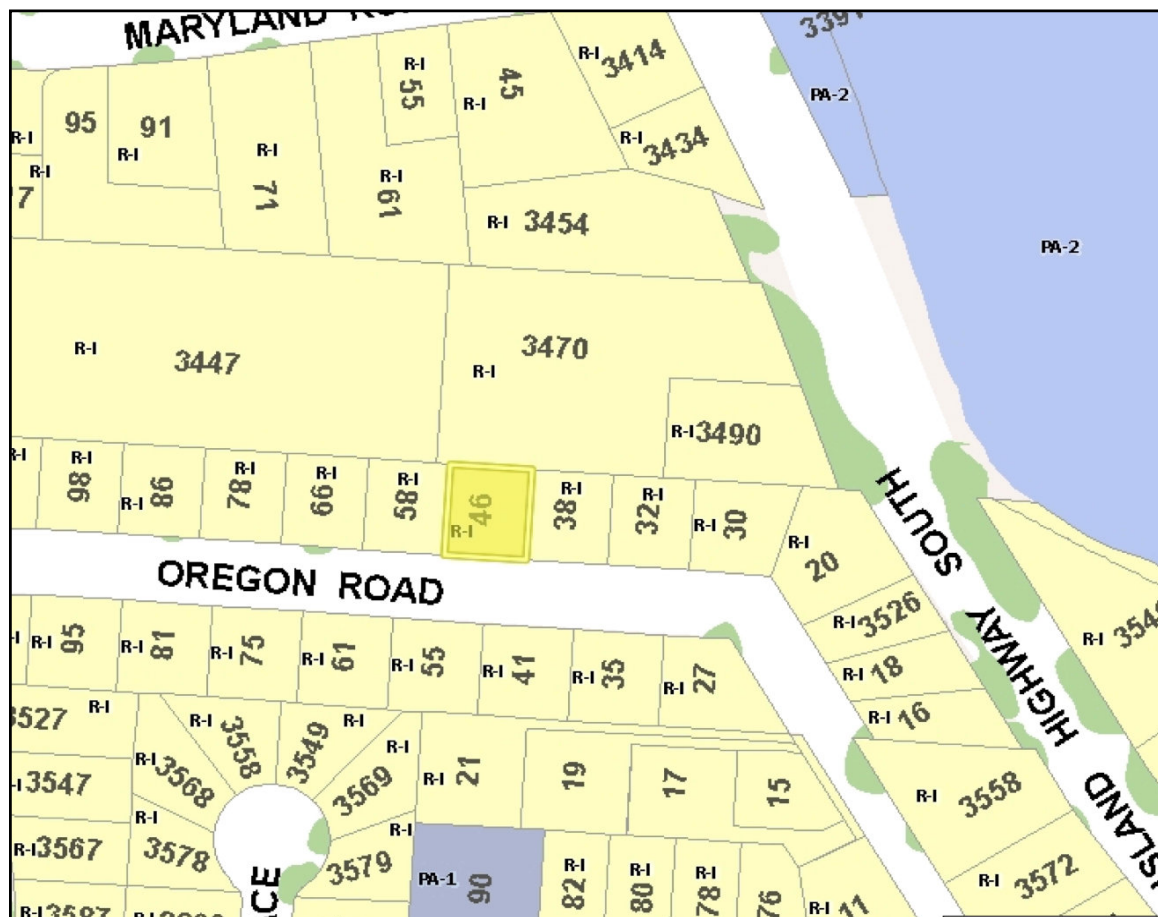


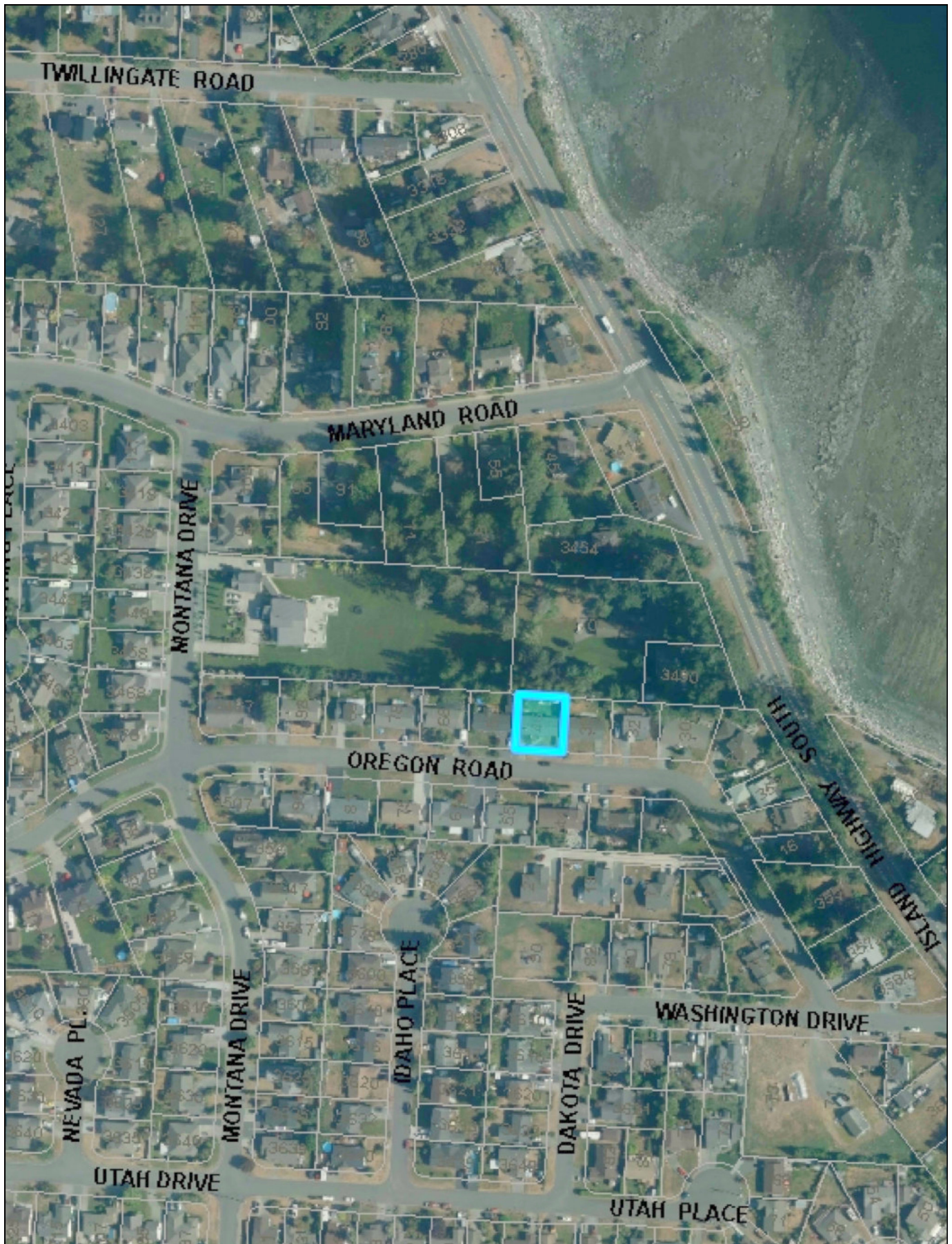
▼ Basement • Level 1

TOTAL AREA: 1299.87 sq ft •
LIVING AREA: 1299.87 sq ft •
ROOMS: 14









CITY OF CAMPBELL RIVER
Zoning Bylaw 3250, 2006

Schedule "A"

Bylaw 3958, 2024 Added "Residential Infill (R-I)" Zone June 04, 2024

5.24 RESIDENTIAL INFILL (R-I) ZONE

Purpose: To accommodate residential development of up to four units.

5.24.1 Permitted Uses:

On any lot, the following uses are permitted:

- a) dwelling units
- b) bed and breakfast accommodation
- c) home-based business

5.24.2 Lot Area and Frontage

- a) The minimum lot area shall be 350 square metres
- b) The minimum lot frontage is 10 metres

5.24.3 Lot Coverage

- a) The maximum lot coverage of all buildings is 50%
- b) The maximum lot coverage for Impermeable Surfaces is 70%

5.24.4 Density

- a) A maximum of three dwelling units are permitted on lots measuring less than 280 m² and within the urban containment boundary.
- b) A maximum of four dwelling units are permitted on lots measuring more than 280 m² and within the urban containment boundary.

5.24.5 Minimum Dimensions Required for Yards

Yards in this zone must have the following minimum dimensions:

Front yard:	Minimum 4.0 metres
Rear yard:	Dwelling units fronting a road minimum of 5.0 metres Rear Residential Buildings not fronting a road minimum of 3.0 metres; *If the entire rear yard abuts a lane, the minimum rear yard setback is 1.5 metres
Side yard:	Minimum 1.2 metres
Side yard adjoining a road:	Minimum 3.5 metres
Setbacks between buildings:	Minimum 2.5 metres

CITY OF CAMPBELL RIVER
Zoning Bylaw 3250, 2006

Schedule "A"

5.24.6 In order to provide adequate parking area, the front yard setback in front of the opening to a garage or a carport shall be a minimum of 6.0 metres

5.24.7 Building Height:

Rear Residential Building, the lesser of 7 m or 2 storey

All other Residential Building, the lesser of 10 m or 3 storey.

Notwithstanding this provision, for a lot along Island Highway 19A from 6th Ave. south to the Evergreen Road ROW, maximum building height shall be 8 metres above the height of the finished grade of the highway adjacent to that lot. For a lot along Island Highway 19A from the Evergreen Road ROW south to Simms Creek, maximum building height shall be measured to the highest roof peak, and shall not exceed a height of 3.0 metres below the "top of the ridge" adjacent to or within that lot. The geodetic height for the "top of the ridge" will be determined by the City and confirmed by BCLS.


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46 Oregon Rd Campbell River BC V9W 5T1

MLS® No: **1002318** **\$849,000** **Active**

Opportunity knocks with this beautifully updated 2600sqft split-level home! Featuring 4 bedrooms and 3 bathrooms, this home offers a bright, open-concept living space that flows seamlessly onto a huge covered deck—perfect for year-round BBQs and entertaining. The private backyard is a true retreat, complete with an Arctic Spa saltwater hot tub, a charming "Tub House," a work shed, and a garden shed for all your outdoor needs. The lower level has been completely refreshed and offers great in-law suite potential, with a brand new fridge, stove, washer, and dryer already in place. A new roof was installed in 2023, adding to the home's long-term value and peace of mind. This is a turn-key opportunity in a great location—ready for your family or investment ideas!

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	11'10x14'1
Family Room	Lower	11'10x20'0
Kitchen	Lower	11'8x8'8
Laundry	Lower	8'3x9'9
Rec Room	Lower	11'11x21'0
Bathroom	Main	2-Piece
Bathroom	Main	3-Piece
Bedroom	Main	12'11x13'5
Bedroom	Main	11'11x9'5
Bedroom	Main	10'2x9'5
Dining Room	Main	10'8x11'11
Kitchen	Main	10'9x12'4
Living Room	Main	13'8x20'5

MLS® No: **1002318** List Price: **\$849,000**
 Status: **Active** Orig Price: **\$849,000**
 Area: **Campbell River** Sub Area: **CR Willow Point**
 DOM: **0** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: **4** Baths: **3** Kitchens: **2** Fireplaces: **2** Storeys:
 FinSqFt Total: **2,604** UnFin SqFt: **0** SqFt Total: **2,604** Basement: **Yes** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **4** Laundry: **In House**
 Layout: **Split Entry** Appl Incl: **F/S/W/D, Microwave**
 Heating: **Baseboard, Wood** Cooling: **None**
 Intr Ftrs: **Ceiling Fan(s), Closet Organizer, Dining Room, Jetted Tub**

Exterior/Building

Built (Est): **1979** Front Faces: **South** Storeys:
 Construction: **Brick, Frame Metal, Insulation: Ceiling,** Foundation: **Slab** Bldg Warranty:
Insulation: Walls, Wood Roof: **Asphalt Shingle**
 Lgl NC Use: Access: **Road: Paved** Bldg Style:
 Exterior Ftrs: **Balcony/Deck, Fencing: Partial**

Lot

Lot SqFt: **6,970** Lot Acres: **0.16** Dimensions:
 Park Type: **Carport, Open, RV Access/Parking** Park Spcs: **3** View: **Mountain(s)** Shape:
 Carport Spcs: **1** Garage Spcs: **0** Waterfront: Water: **Municipal**
 Sewer: **Sewer Connected** Restrictions:
 Lot Ftrs: **Quiet Area, Southern Exposure** Services: **Cable Available, Electricity Connected, Phone Available**

Legal/Public Records

Assessed: **\$632,000** Assess Yr: **2025** Taxes: **\$5,282** Tax Year: **2025**
 PID: **001-443-747** Roll No: **06128.000** Zoning: **R-I** Zone Desc: **Residential**
 Plan Number: **29078** Lot: **14** Block: District Lot: **222** Land District:
 Legal Description: **Lot 14, District Lot 222, Comox District, Plan 29078**

The BC Oceanfront Real Estate Team



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Zoning: RI
City of Campbell River

Taxes: \$5,281.52 (2025)

Longitude: 49°95N Latitude: 125°20W

www.bcoceanfront.com

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Best efforts have been made to provide the most current and accurate information from sources believed to be reliable.

Buyers should verify any information that is important to them to their sole satisfaction.



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