



**MILLER REAL ESTATE TEAM**  
**6166 Waterbury Road**





Located in one of North Nanaimo's most sought-after neighbourhoods, this rancher is set on a level corner lot backing onto the McGirr Elementary School field. The home is just minutes from schools, beaches, and all North Nanaimo amenities. The home features two bedrooms plus a versatile den and two bathrooms, including a generous four-piece main bathroom. The living room and den each include a gas fireplace, creating warm and comfortable spaces for everyday living. The kitchen and dining area connect seamlessly and offer access to the deck and yard. Additional highlights include a ductless heat pump for efficient year-round comfort and a double garage with storage room.



## Floor Plan & Specifications



## North Nanaimo

City: Nanaimo

Zoning: R5

Home Size: 1,620 SqFt

Lot Size: 6,608 SqFt

Taxes: \$5,293 (2025)

Construction: Frame

Exterior Finish: Stucco

Roof: Fibreglass Shingle

Bedrooms: 2 + Den

Bathrooms: 2

Heat: Electric - Baseboard & Radiant Floor

Schools: McGirr Elementary & Dover Bay Secondary

All data & measurements are approximate & should be verified if important.



Thank you for viewing 6166 Waterbury Road  
Additional Information Available at [MillerRealEstate.com](http://MillerRealEstate.com)



Additional Professional Photographs

Available to View on the Miller Real Estate Team Website

3D Immersive Tour & Interactive Floor Plan

Custom Video with Exterior & Interior Highlights

**Andrew Miller**  
Personal Real Estate Corporation  
**Jim Miller**  
Personal Real Estate Corporation

  
MILLER REAL ESTATE TEAM

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250.751.1223 • [MillerRealEstate.com](http://MillerRealEstate.com) • 1-5140 Metral Dr