

# \$485,500 - 3661 7th Ave, Port Alberni

MLS® #1000671

**\$485,500**

2 Bedroom, 1.00 Bathroom, 1,328 sqft

Single Family on 0.13 Acres

Port Alberni, Port Alberni, British Columbia

Here is a listing for the Green Thumbs & Creative Minds! 2 buildings, located on a private landscaped lot on a quiet street. Enjoy the charm & natural light of this 1930's cottage style home. Spend your days in the garden and nights entertaining company in the studio building. Fully insulated, heated & renovated, the perfect professional setting for a home business, workshop or office. Enjoy the stars and quiet nights from the veranda, or in the back yard with the private fire pit & grilling areas. RV Parking & Power makes hosting company or storing your toys easy. Sky tunnels in both the kitchen and bathroom keeps the home brimming with natural light and good energy. Updated vinyl windows, plumbing and a 200-amp breaker make this home bright and efficient. A rain barrel in the front garden completes the West Coast feel. The landscaped garden features over 50 plant species! Come take a look at this Vancouver Island home that enjoys nature and privacy all within walking distance to Grocery stores, Auto supplies, Restaurants, Drs, mechanics and your day-to-day amenities. All measurements are approximate and must be verified if important. (id:6289)

Built in 1930

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | 1000671   |
| Price     | \$485,500 |



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Square Footage | 1,328         |
| Acres          | 0.13          |
| Year Built     | 1930          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Character     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3661 7th Ave     |
| Subdivision | Port Alberni     |
| City        | Port Alberni     |
| Province    | British Columbia |
| Postal Code | V9Y4N6           |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Features       | Central location, Other, Marine Oriented |
| Parking Spaces | 2                                        |
| View           | Mountain view, Ocean view                |

### Interior

|         |                                                     |
|---------|-----------------------------------------------------|
| Heating | Electric, Natural gas Baseboard heaters, Forced air |
| Cooling | None                                                |

### Additional Information

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

### Listing Details

|                |                                          |
|----------------|------------------------------------------|
| Listing Office | REMAX Professionals - Dave Koszegi Group |
|----------------|------------------------------------------|



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