

# \$749,900 - 2463 7th Ave, Port Alberni

MLS® #1004104

**\$749,900**

5 Bedroom, 2.00 Bathroom, 2,835 sqft

Single Family on 0.20 Acres

Port Alberni, Port Alberni, British Columbia

With mountain views and smart updates throughout, this 5-bedroom, 2-bathroom South Alberni home blends space, comfort, and flexibility. The layout includes a fully equipped 2-bedroom in-law suite, perfect for extended family, visiting friends, or added income. Upstairs has been thoughtfully refreshed with new flooring, paint, and modern lighting, creating a warm, welcoming feel from the moment you arrive. The expansive living room features a striking tile-and-stone electric fireplace and a large west-facing picture window - an ideal spot to unwind as the sun sets over the valley. In the kitchen, freshly painted original wood cabinetry pairs with brand-new quartz countertops, a sleek backsplash, and a moveable island that adjusts to your daily rhythm. Just down the hall, the spacious primary bedroom includes dual closets, while two more generously sized bedrooms and a five-piece bath with a dual-sink quartz vanity complete the main level. A bright bonus room (215 sqft) opens onto a covered deck, giving you extra space to relax, a playroom for little ones, or extra entertaining space, rain or shine. Downstairs, the lower level features a cozy family room with another electric fireplace, shared laundry, and a self-contained 2 bedroom in-law suite with its own kitchen, bathroom, and living area. Additional features like HardiePlank siding, a heat pump, attached garage, and low-maintenance landscaping support easy, year-round living. And with Canal Waterfront



Park and the Alberni Inlet Trail just a short walk away - not to mention nearby schools, shops, and recreation - everything you need is close at hand. This home offers the kind of flexibility that lets you live your way. Reach out to arrange a private showing. (id:6289)

Built in 1969

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 1004104       |
| Price          | \$749,900     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Square Footage | 2,835         |
| Acres          | 0.20          |
| Year Built     | 1969          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2463 7th Ave     |
| Subdivision | Port Alberni     |
| City        | Port Alberni     |
| Province    | British Columbia |
| Postal Code | V9Y2K2           |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Features       | Level lot, Other, Marine Oriented |
| Parking Spaces | 4                                 |
| View           | Mountain view                     |

**Interior**

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Heating         | Electric Baseboard heaters, Forced air, Heat Pump |
| Cooling         | See Remarks                                       |
| Fireplace       | Yes                                               |
| # of Fireplaces | 2                                                 |

**Additional Information**

Zoning

Residential

## Listing Details

Listing Office

Royal LePage Pacific Rim Realty - The Fenton Group



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