# \$459,000 - 3638 14th Ave, Port Alberni

MLS® #1004671

### \$459,000

4 Bedroom, 2.00 Bathroom, 1,902 sqft Single Family on 0.09 Acres

Port Alberni, Port Alberni, British Columbia

This centrally located gem offers everything you need for comfortable living and convenient access to local amenities. Perfectly situated near shopping, dining, and entertainment, this spacious 4-bedroom, 2-bathroom residence is ready to welcome you. Enjoy peace of mind with a new roof installed in 2023 and a gas furnace paired with central air for year-round comfort. Hot water on demand ensures you'll never run out during those busy mornings. The shop also features a new roof, updated in 2020. The heart of the home features an inviting eat-in kitchen with direct access to a lovely sundeck. Perfect for quiet morning coffee or evening barbecues with friends. The basement boasts a separate entrance, along with 2 bedrooms a bathroom and large rec room, making it an excellent candidate for a rental suite or guest accommodations. With alley access and a spacious driveway, parking is never a concern. Whether you're looking for a forever home or a smart investment, this property has it all. (id:6289)

Built in 1954

#### **Essential Information**

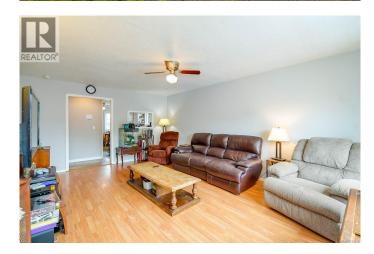
Listing # 1004671 Price \$459,000

Bedrooms 4

Bathrooms 2.00 Square Footage 1,902







Acres 0.09 Year Built 1954

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 3638 14th Ave
Subdivision Port Alberni
City Port Alberni

Province British Columbia

Postal Code V9Y5B7

**Amenities** 

Features Central location, Level lot, Other

Interior

Appliances Refrigerator, Stove, Washer, Dryer

Heating Natural gas Forced air Cooling Central air conditioning

# **Additional Information**

Zoning Residential

# **Listing Details**

Listing Office RE/MAX Mid-Island Realty





The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 30th, 2025 at 9:01pm PDT