



2272 Anderson Ave Port Alberni BC

\$789,500

Updated & solid home upon a private 1.12 acre city lot! Landscaped w/forested areas & garden pond are seen from the main living space & semi-covered deck w/new vinyl flooring. New kitchen & laundry w/new appliances, 2 new bathrooms & vinyl plank flooring add to the aesthetic. Other updates include an infra-red sauna, nat'l gas furnace & Blaze King wood stove, air filtration, new plumbing, HW tank, 200 amp panel, thermal windows, added attic insulation. Suite potential in the reno'd walk-out basement, Dev potential, with the Split R/FD Zoning (front to back). This rare gem acreage is a kid's & a gardener's dream; grow veggies in the raised beds and greenhouse. A circular drive at front, and a side drive to the over-height detached equipment shed w/ a new roof & sliding track door, offering ample parking and storage. The puppy-pen area fencing can stay or be removed before possession. A distinctly rural vibe with all city services & amenities, close to schools and walking trails!

Listing Presented By:



Originally Listed by:
RE/MAX Mid-Island Realty

sandra@sandralamoureux.com



RE/MAX Ocean Pacific Realty

2230A Cliffe Ave., Courtenay, BC,
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca