



## 2512 8th Ave Port Alberni BC

\$524,900

Beautiful Character Home in South Alberni! Sitting on a large 50'x123' lot, it features a large detached, heated, insulated double garage/workshop with 60amp service, and spacious walk-in cold storage unit. On the main level, find: The cheery and bright living room with southern exposure; the kitchen with stainless appliances, an eating area and walkout access to the partly covered 2-tier sundeck; a beautiful bathroom renovated in 2023 with feature tiled shower; and two bedrooms. Downstairs, find: the third bedroom with walk-in closet, the laundry room, an ample-size family room, a two-piece bathroom added in 2022, and a separate outside entrance. Outdoors, there is plenty of room to store an RV or boat, along with your own personal sani-dump. Highlights include: updated water lines in 2022, 100amp electrical wiring and panel, newer fridge, dishwasher, washer, and dryer. Just minutes from schools, shopping, and recreational trails.

Listing Presented By:



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