



## 2597 3rd Ave Port Alberni BC

\$424,900

Perfect for first-time buyers, retirees, or investors, this 3-bedroom, 1-bath rancher offers an affordable opportunity in Port Alberni's Uptown area, just minutes from the Harbour Quay, Canal Beach waterfront, shopping, and restaurants. The home features inlet and mountain views, an attached garage for added storage, and a deck to enjoy the surrounding scenery. Some updates include newer vinyl windows, an updated bathroom, and newer flooring, offering a move-in ready starting point with room to further improve and add value over time. Conveniently located close to amenities and transit, this property represents solid value at an accessible price point.

Listing Presented By:



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