



## 3995 11th Ave Port Alberni BC

\$489,900

Meticulously maintained character home located on a prime corner lot in the heart of the Echo area. Built in 1947, this home blends original charm with thoughtful updates, including refinished hardwood floors and a feature wall in the living room that adds warmth and personality. The main floor offers a comfortable primary bedroom, with two additional bedrooms upstairs, each with generous closet space. Mature landscaping and alley access provide privacy and flexibility for future plans. Centrally located directly across from Echo Park fields, Bob Dailey Stadium, and the multiplex, and just a short walk to the high school, shopping, and everyday amenities. The spacious corner lot measures approximately 56 x 176 ft and may offer subdivision or future development potential under current city zoning. A solid, well-cared-for home with character, location, and long-term upside.

Listing Presented By:



Originally Listed by:  
Royal LePage Island Living (PK)

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