



## 4484 9th Ave, Port Alberni

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Welcome to this move-in-ready home in a highly desirable neighborhood, offering exceptional space, flexibility, and long-term value. The main level features three well-appointed bedrooms, an updated kitchen with stainless steel appliances and eating nook, and a bright, inviting living room highlighted by classic coved ceilings and a cozy gas fireplace.

The lower level includes a self-contained, unauthorized suite with an updated kitchen featuring quartz countertops, four-piece bathroom, large bedroom with natural gas fireplace, rec room with electric fireplace, and newer stacking washer and dryer—ideal for extended family or income potential.

Notable upgrades include vinyl windows, durable Hardi-Plank siding, heat pump, 200-amp electrical service, new hot water tank, laundry on both levels, and an in-home workshop. Outside, enjoy mountain views, a fully fenced yard with gazebo, and an over-height carport that easily accommodates a large RV.

Conveniently located near sports fields, recreation facilities, walking trails, and schools from elementary through college, this versatile property is perfectly suited for families, retirees, and investors alike.

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