

\$249,999 - 4393 Ballson Rd, Port Alberni

MLS® #1000302

\$249,999

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.12 Acres

Port Alberni, Port Alberni, British Columbia

For more information, please click Brochure button. This 62x85 ft cleared and level building lot is perfectly situated in the highly desirable North Port area. Enjoy convenient access to shopping, schools, parks, and public transit, all while being located on a quiet residential street outside the tsunami inundation zone. A standout feature of this location is its walking proximity to Port Alberni's only French immersion school—ideal for families. Take in stunning views of Mount Arrowsmith from your future deck and enjoy the peaceful surroundings this neighbourhood offers. The lot is zoned for up to four units, and comes with professionally designed layout plans for a duplex, triplex, and fourplex—all of which comply with city zoning and have already been reviewed by the City's planning department. All services are at the lot line, and city utility connection fees were paid at the time of subdivision, making this a development-ready opportunity. Currently used for storage, the lot will be cleared before final sale. Don't miss this prime opportunity to bring your development vision to life in one of Port Alberni's most sought-after areas! (id:36535)



Essential Information

Listing #	1000302
Price	\$249,999

Bathrooms	0.00
Acres	0.12
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	4393 Ballson Rd
Subdivision	Port Alberni
City	Port Alberni
Province	British Columbia
Postal Code	V9Y6S3

Amenities

Features	Level lot, Partially cleared, Other
Parking Spaces	4

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Courtesy Of Darya Pfund Of Easy List Realty
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