

\$580,000 - 816 Alder St S, Campbell River

MLS® #1017514

\$580,000

4 Bedroom, 2.00 Bathroom, 2,178 sqft

Single Family on 0.24 Acres

Campbell River Central, Campbell River,
British Columbia

Here's one of those oldies but goodies that everyone's looking for – full of character, opportunity, and value. This home is perfectly situated on a sunny corner lot at Frances and South Alder, surrounded by established homes and ocean-view glimpses that remind you why South Alder is such a sought-after area. The home itself remains original to its era, but the integrity of the structure and roof is excellent. Step inside and you'll see the potential – a little updating will go a long way to bring this classic up to today's style while adding tremendous value. The lot offers unique versatility: zoning allows for a suite, and the design makes it easy to create two fully private spaces – one up and one down – each with its own separate yard (front and back). There's also driveway access from both Alder and Frances, making parking, access, or adding a shop or secondary suite simple. The property has a lovely history – the owner was an avid gardener, and it shows. You'll find mature fruit trees, grapevines, and raised garden beds ready for your next season of homegrown bounty. With ocean and mountain views, a central location close to everything, and solid bones that are ready for your creative touch, this is a rare opportunity to make a smart move in Campbell River's market. Priced well and full of promise. Kim Rollins, Personal Real Estate Corporation eXp Realty
250-203-5144 Serving Campbell River &



Built in 1971

Essential Information

Listing #	1017514
Price	\$580,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,178
Acres	0.24
Year Built	1971
Type	Single Family
Sub-Type	Freehold

Community Information

Address	816 Alder St S
Subdivision	Campbell River Central
City	Campbell River
Province	British Columbia
Postal Code	V9W1Z3

Amenities

Features	Corner Site, Other
Parking Spaces	6
View	Mountain view, Ocean view

Interior

Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
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Listing Details

Listing Office	eXp Realty (CR)
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