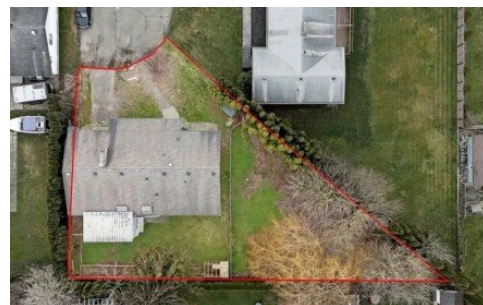


**46323 Magnolia Avenue**  
Chilliwack, BC V2P 3J1



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**MLS# R3084392**



**\$999,000**

**5 Bedrooms | 3 Bathrooms | 3,451 Sqft**

This MASSIVE 1/4 ACRE LOT has a large 3451 sqft split level home with 3 bdrms up PLUS a 2 bdrm suite and potential ROOM TO BUILD A COACH HOUSE or take down the existing house and BUILD A DUPLEX! Full appliances up and down, single car garage, large driveway and a fenced yard make this home an ideal opportunity for families or investors offering flexibility for income generation, multi-generational living or room to grow. Move in and enjoy the friendly neighborhood setting minutes away from schools, parks, shopping, recreation and all that Chilliwack has to offer. A diamond in the rough with R1-A zoning opening up endless opportunities!



**Sabrina vandenBrink \*PREC**

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For full listing details, please scan:

