

\$599,000 - 18 Gaspereau Avenue, Wolfville

MLS® #202217585

\$599,000

4 Bedroom, Bathroom,
Residential Income on 0.16 Acres

V2, Wolfville, NS

2023/24 gross rents (leases in place) are \$50,100 for an approximate net income of \$39,899 based on 2021 expenses. All heating is electric (ductless mini splits/ baseboard). Each unit is individually metered, and paid for by tenants. The landlord is responsible for one common element meter that includes one heat pump and one hot water tank (annual cost \$1020 in 2021). Four units total: two 2 bedroom units, and two bachelor units. Vendor has had 0 vacant units in 23 years. There are virtual tours for each unit, links available upon request.

Built in 1023

Essential Information

MLS® #	202217585
Price	\$599,000
Bedrooms	4
Acres	0.16
Year Built	1023
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Date Sold	May 5th, 2023

Community Information

Address	18 Gaspereau Avenue
Area	Annapolis Valley
District	Kings County



Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 2C4

Amenities

Utilities	Electricity Connected
Parking	Gravel

Interior

Appliances	Stove, Refrigerator
Heating	Baseboard, Ductless
Cooling	Air Conditioning
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	C-2
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Listing Details

Listing Office	Bryant Realty Atlantic
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Listing information last updated on October 13th, 2025 at 10:32pm ADT