

# **\$239,000 - 24 Grand Street, Yarmouth**

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MLS® #202218726

## **\$239,000**

5 Bedroom, 1.50 Bathroom, 1,968 sqft  
Residential

Starrs Rd to Forest St, Yarmouth, NS

Centrally located! This stately Victorian home is located in centre-town Yarmouth and is a 1 block from Yarmouth Elementary School and walkable to Yarmouth Consolidated Memorial High School. Also walkable to all amenities downtown or Starrs Road. There is a nice and very private backyard, great for children or pets. The property has just received many recent upgrades including new roof shingles, new chimney, pressure washed exterior siding and a scrape and paint done on the trim work and brick foundation. New steel rear entry door, new fibreglass oil tank and upgraded PEX plumbing to the hot water radiators. The interior has been cleaned and has received a fresh coat of white paint throughout as well as new flooring in the kitchen, downstairs bathroom and entry. All carpeting has been removed revealing the original hardwood floors. The interior has 10-ft high ceilings and is very spacious, making this a great family home. On the main level there are two large living rooms, dining room and a large kitchen. There is a half bath near the kitchen which is convenient. Upstairs you will find 3 good sized bedrooms with large windows and lots of light. Towards the back of the second level you will find another room that would work for a smaller bedroom or office. There is also a full bath with shower tub on the second level as well as a nice sitting / office area at the top of the stairs. There is a finished bedroom in the attic as well as a lot of storage space. The property is dual-zoned residential/commercial



and there is possibility here for a home-based business. (Buyer to verify if their proposed use meets specific zoning requirements.) This property has a lot to offer and should be seen to realize the full potential and beauty of this home.

Built in 1922

**Essential Information**

MLS® #	202218726
Price	\$239,000
Bedrooms	5
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,968
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 19th, 2023

**Community Information**

Address	24 Grand Street
Area	Yarmouth
District	Town Central
Sub-District	Starrs Rd to Forest St
City	Yarmouth
County	Yarmouth
Province	NS
Postal Code	B5A 2Z6

**Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Paved

**Interior**

Interior Features	High Speed Internet
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Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## School Information

Elementary	Yarmouth Elementary School
Middle	Maple Grove Education Centre
High	Yarmouth Consolidated Memorial High School

## Additional Information

Zoning	RES
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## Listing Details

Listing Office	Viewpoint Realty Services Inc. (Shelburne)
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