

\$449,000 - 98 Highland Avenue, Wolfville

MLS® #202223568

\$449,000

4 Bedroom, 1.50 Bathroom, 2,232 sqft

Residential on 0.43 Acres

V2, Wolfville, NS

Opportunity comes knocking with this property!

This is a 4 bedroom, 1.5 bathroom, 2 storey house with a two car garage, alongside 29 x 24.5 of available space that you could convert into a 2 bedroom dwelling, or has the potential for a small business, such as retail, storage, Laundromat, all in the sought-after center of Wolfville, Nova Scotia, home of Acadia University. The house is on a well-positioned corner lot and offers a large living room, dining room and kitchen on the main level, and four bedroom and a full 4 piece bathroom on the second level. In the basement, you will find a 2 piece bathroom and a large storage area.

Attached to the house is a large 2 car garage, which contains enough room for a workshop as well. A buyer could operate the property as an investment property, perhaps renting out each room to students or potentially using the house for themselves and developing it further into a multi-unit as a passive income, helping offset the mortgage. Downtown Wolfville is a 5-minute walk away from local restaurants, shopping centers and bars. The local bus service is available and access to major Highway #101 is only a 5-minute drive away, where you will find Halifax and the Halifax International Airport approximately an hour away. Seller intends to occupy the property with a tenant November 1st/2022. Book your showing today!

Built in 1931



Essential Information

MLS® #	202223568
Price	\$449,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,232
Acres	0.43
Year Built	1931
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 1st, 2022

Community Information

Address	98 Highland Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B0P 1X0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Wired, Paved
# of Garages	2

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Refrigerator
Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt, Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Wolfville School
High	Horton High School

Additional Information

Zoning	C2
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Listing Details

Listing Office	Exit Realty Town & Country
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