

# \$304,777 - 51 Spruce Lane, Antigonish County

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MLS® #202224462

**\$304,777**

3 Bedroom, 1.50 Bathroom, 1,400 sqft

Residential on 1.68 Acres

N/A, Antigonish County, NS

Why pay rent, this property has lot's of potential for a buyer, maybe you want to have a small hobby farm to cut down on the many visits to the grocery store or just want to have space for the kids to play! Completely renovated quick closing possible. 51 Spruce Lane is located only minutes to all amenities, walking distance to University has 1.68acre of land which may have potential to be developed(must be confirmed with municipality)and a the property has a list of renovations which are longer than my arms any buyer moving in will have to do nothing but enjoy their home. Main floor consists of a large open living and dining room, spacious kitchen with lots of cabinets and counter tops for the cook in the house plus a 1/2 bath at the back entry. On the second floor the sellers have 2 oversized bedrooms, an office, full bathroom and most importantly theyâ€™ve installed laundry room complete with cabinets for storage, folding area and drying racks. The basement has been fully installed and is great for additional storage.



Built in 1942

## Essential Information

MLS® #	202224462
Price	\$304,777
Bedrooms	3
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,400
Acres	1.68
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 19th, 2023

### **Community Information**

Address	51 Spruce Lane
Area	Highland Region
District	302-Antigonish County
Sub-District	N/A
City	Antigonish County
County	Antigonish
Province	NS
Postal Code	B2G 2J7

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

### **Interior**

Interior Features	High Speed Internet
Heating	Forced Air, Furnace, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

### **Exterior**

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Softwood Bush
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Antigonish Education Centre
Middle	St. Andrew Junior School
High	Dr. John Hugh Gillis Regional High School

**Additional Information**

Zoning	Residential
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**Listing Details**

Listing Office	Re/Max Park Place Inc. (Antigonish)
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Listing information last updated on October 14th, 2025 at 7:02am ADT