

\$325,000 - 60 Edgewood Drive, Truro

MLS® #202227333

\$325,000

2 Bedroom, 2.00 Bathroom, 4,674 sqft

Residential on 0.60 Acres

N/A, Truro, NS

Have you ever wanted to buy a church? How about wanting to open your own business or build some rental opportunities? Here we are! 60 Edgewood Drive, or the Church of the Nazarene, boasting over 4,700 sq ft is the perfect property for you. On one side of the property, you have your own 2 BR, 1 bath house (with potential to be a 4 BR house, the windows limit that), alone is 1,713 sq ft that can be completely blocked off from the other side of the building, the church, that offers 2,962 sq ft with 2 baths, a kitchen, a rec room downstairs & the sanctuary upstairs, all maintained beautifully. When you first walk in the church, youâ€™re greeted by the 16 ft vaulted ceilings in the sanctuary that completely opens up this room. You have a storage room on the main floor as well as multiple storage areas in the basement along with an entire kitchen area & 2 baths. 4 heat pumps were installed in 2020, 2 being in the sanctuary, 1 in the basement of the church & 1 in the basement of the house. There was a new metal roof just installed this year, a 2013 oil tank outside that is used for both the church & home & you have 2 separate power meters & 100amp breaker panels for the church & the home. 2 paved driveways (1 off Pleasant Street & 1 off Edgewood Drive) bring you into the giant paved parking lot. Zoned P4 means the property can be used as a single dwelling home, a duplex, a multi-unit building, a daycare, offices or a professional use building, community center, educational uses, health



care uses, recreational facilities, residential use facilities & governmental uses. Being minutes away from downtown Truro & its amenities, puts this in a prime location for any potential business or rental opportunity you may want to pursue (that follows the zoning bylaws) & minutes away from the elementary, junior high & high schools. There's an 8x12 shed outside. Reach out to book your private showing.

Built in 1966

Essential Information

MLS® #	202227333
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	4,674
Acres	0.60
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Other
Status	Closed
Date Sold	January 16th, 2023

Community Information

Address	60 Edgewood Drive
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Truro
County	Colchester
Province	NS
Postal Code	B2N 1P2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Freezer, Microwave, Refrigerator
Heating	Baseboard, Ductless, Hot Water
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped
Roof	Metal
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Truro Elementary School
Middle	Truro Junior High School
High	Cobequid Educational Centre

Additional Information

Zoning	P4
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Listing Details

Listing Office	RE/MAX Fairlane Realty
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