

\$325,000 - 246 Milne Avenue, New Minas

MLS® #202302710

\$325,000

4 Bedroom, 2.00 Bathroom, 1,565 sqft

Residential on 0.32 Acres

V1, New Minas, NS

Terrific location close to HWY 101 and minute to shopping midway between Wolfville & Kentville. Close to VRH. Desirable neighbourhood. This 3 bedroom, 1 bath up bungalow was sided & new windows in 2007. New shingles 2012. The flooring is parquet hardwood in living area & hall. There were 2 heat pumps installed Sept 2022. The laundry room down is shared between the upper unit and the lower 'inlaw suite' presently. The spacious 1 bedroom & 1-3 pc bath inlaw suite has its own deck. Assessment is capped at \$182,800. The furnace is not operational at this time; reason: the seller's oil tank was out dated and he had it removed when he installed heat pumps. To have the furnace operational the Buyer would have to install a new oil tank.



Built in 1989

Essential Information

MLS® #	202302710
Price	\$325,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,565
Acres	0.32
Year Built	1989
Type	Residential

Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 15th, 2023

Community Information

Address	246 Milne Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V1
City	New Minas
County	Kings
Province	NS
Postal Code	B4N 4C3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	2
Parking	Double, Gravel

Interior

Interior Features	High Speed Internet
Heating	Ductless
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	New Minas Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	R1
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Listing Details

Listing Office Royal LePage Atlantic (New Minas)

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