

# \$299,900 - 40 Clifford Street, Amherst

MLS® #202302894

## \$299,900

4 Bedroom, 1.50 Bathroom, 2,995 sqft

Residential on 0.15 Acres

N/A, Amherst, NS

BEAUTIFUL TWO AND A HALF STORY CHARACTER HOME sitting in a very desirable neighborhood of Amherst surrounded by mature trees and within walking distance to all schools! This 4-bedroom, 2-bathroom home offers wood working throughout. As you enter the front door you walk into a large foyer, to the right is the den with a great deal of natural light, attached to the formal dining room. On the left side of the foyer, the living room and entrance to the eat-in kitchen, offering pantrie space, laundry space, back entrance and half bathroom. The natural light continues on the second level where you will find three over-sized guest bedrooms, a full bath and a nice-size primary bedroom with closets galore and dressing room. The attic space is also developed providing an incredible rec room or man cave. Call today for details and to book your showing! Check out the multi-media link for the 3D tour!



### Essential Information

MLS® #	202302894
Price	\$299,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,995
Acres	0.15

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 28th, 2023

### Community Information

Address	40 Clifford Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 2G4

### Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Paved
# of Garages	1

### Interior

Interior Features	High Speed Internet
Heating	Furnace
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### School Information

Elementary	Spring Street Academy
Middle	E. B. Chandler Junior High School

High Amherst Regional High School

### **Additional Information**

Zoning Res

### **Listing Details**

Listing Office RE/MAX County Line Realty Ltd.

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