

# \$414,900 - 391 Pictou Road, Bible Hill

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MLS® #202304030

**\$414,900**

6 Bedroom, 2.00 Bathroom, 2,576 sqft

Residential on 0.29 Acres

N/A, Bible Hill, NS

Welcome to 391 Pictou Road, a beautifully renovated side-by-side duplex located in the desirable community of Bible Hill, Nova Scotia. This property presents a fantastic opportunity for investors looking to add a turnkey rental property to their portfolio, or for homeowners looking for an income-generating property to offset their mortgage. Side B is currently vacant and Side A is rented at \$800 + tenants pay their own utilities. Both featuring spacious kitchens, dining rooms and living rooms on the main levels, and three bedrooms and one bathroom on the upper levels. The property has undergone extensive upgrades in 2023 including a new roof with shingles and ridge vent, new flooring, trim, and light fixtures throughout the home, fresh paint, a renovated bathroom with a new floor, vanity top, and new front deck. The units are both electric heat, and side B includes one ductless heat pump. Note there is also a large 2-sided shed in the backyard for additional storage. The property is situated in a convenient location, with quick access to highways, Dal AC, local shops, 8 minutes to Truro town core, and just over an hour to downtown Halifax. Investing in this property in Bible Hill makes an excellent opportunity to generate rental income in a high-demand area. The property's recent upgrades, coupled with its prime location, make it an attractive option for potential renters. Don't miss out on this fantastic opportunity to own a beautifully renovated side-by-side duplex in the heart of Bible Hill.



Contact us today to schedule a viewing!

Built in 2001

### Essential Information

MLS® #	202304030
Price	\$414,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	2,576
Acres	0.29
Year Built	2001
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	August 30th, 2023

### Community Information

Address	391 Pictou Road
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Bible Hill
County	Colchester
Province	NS
Postal Code	B2N 2T6

### Amenities

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

### Interior

Interior Features	High Speed Internet
Appliances	Electric Oven, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2

Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Partially Finished

### **Exterior**

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

### **School Information**

Elementary	Bible Hill Central Elementary School
Middle	Ridgecliff Middle School
High	Cobequid Educational Centre

### **Additional Information**

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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### **Listing Details**

Listing Office	Sutton Group Professional Realty
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