

\$949,900 - 23 Linden Avenue, Wolfville

MLS® #202304065

\$949,900

8 Bedroom, Bathroom,
Residential Income on 0.22 Acres

V2, Wolfville, NS

Fantastic opportunity to own a legal fourplex in the heart of Downtown Wolfville! This property was extensively renovated in 2013 with all new wiring (4 meters with built in fire alarm system), new plumbing, 4 new kitchens, 5 new bathrooms, new German Viessmann hot water boiler system, revamped hot water heat throughout the building and in floor heat in the 2 bedroom basement apartment, Penthouse is completely self sustained with electric heat and tenant paying all utilities, new exterior decks and exterior stairway entry system for the studio and penthouse, new insulation throughout the building including sprayed foam insulation in the foundation and attic areas, standing seam aluminum metal roof with life expectancy for 100 years+, new windows in basement, penthouse and some in main unit, plus a laundry facility available for all four units (currently not coin operated), and the list goes on! There is a penthouse, studio, 4 bedroom apartment, and 2 bedroom apartment in the basement. Currently the property makes approx. \$84,000/year gross. This property's potential, income, location, condition, updates, and proximity to Acadia University make this investment a no brainer!



Essential Information

MLS® #	202304065
Price	\$949,900

Bedrooms	8
Acres	0.22
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Date Sold	September 29th, 2023

Community Information

Address	23 Linden Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Annapolis
Province	NS
Postal Code	B4P 2A5

Amenities

Utilities	Electricity Connected
Parking	Gravel
View	Bay

Interior

Interior Features	Multi-Use Rooms, See Remarks
Appliances	Stove, Refrigerator, Dishwasher, Washer, Dryer
Heating	Baseboard, Furnace
# of Stories	3
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres
Roof	Metal
Foundation	Concrete Perimeter

School Information

Elementary	Wolfville School
Middle	Wolfville School

High Horton High School

Additional Information

Zoning R2/4/C2

Listing Details

Listing Office Bryant Realty Atlantic

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Listing information last updated on October 14th, 2025 at 2:32am ADT