

# \$389,000 - 12 Katie Avenue, Brookside

---

MLS® #202304085

**\$389,000**

4 Bedroom, 2.50 Bathroom, 2,157 sqft

Residential on 0.27 Acres

N/A, Brookside, NS

This terrific family home has 4 BRs (3 up & 1 down), 2.5 baths and all the space you could ever want. This home is in a lovely subdivision close to the Village of Bible Hill & the Town of Truro, with schools in the Bible Hill District, and grades 10-12 going to CEC in Truro. This 66x24 raised bungalow has a great layout, and is offering an eat-in kitchen, (all appliances included), a living room plus a family room on the main floor. The family room has a set of garden doors that lead to the new back deck. Located off the family room is the mudroom which has a side door leading to the backyard, and off the mudroom is the main floor laundry room and a 2 pc bath. 3 of the BRs and a 4pc bath are at the other end of the house. The 4 pc bath has a cheater door to the primary BR, so convenient. The lower level consists of a rec room, the 4th BR, 3 pc bath, 2 large storage rooms, a workshop, and a spare room. This property comes complete with 3 ductless heat pumps, an attached 20x20 garage, a steel roof, double paved driveway, an electric chair lift in the garage, and an Generlink meter with generator.



Built in 1998

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 202304085 |
| Price    | \$389,000 |
| Bedrooms | 4         |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,157                   |
| Acres          | 0.27                    |
| Year Built     | 1998                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | May 18th, 2023          |

### Community Information

|              |                                |
|--------------|--------------------------------|
| Address      | 12 Katie Avenue                |
| Area         | Northern Region                |
| District     | 104-Truro/Bible Hill/Stewiacke |
| Sub-District | N/A                            |
| City         | Brookside                      |
| County       | Colchester                     |
| Province     | NS                             |
| Postal Code  | B2N 6G8                        |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4                                                                 |
| Parking        | Attached, 1.5, Wired, Double, Paved                               |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                                    |
| Appliances        | Electric Range, Dishwasher, Dryer - Electric, Washer, Freezer - Stand Up, Refrigerator |
| Heating           | Baseboard, Heat Pump, Hot Water                                                        |
| Cooling           | Ductless                                                                               |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Partially Finished                                                               |

### Exterior

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Partial Landscaped |
|-----------------|-------------------------------------------------|

|              |              |
|--------------|--------------|
| Roof         | Steel        |
| Construction | Vinyl Siding |
| Foundation   | Block        |

### **School Information**

|            |                                      |
|------------|--------------------------------------|
| Elementary | Bible Hill Central Elementary School |
| Middle     | Redcliff Middle School               |
| High       | Cobequid Educational Centre          |

### **Additional Information**

|        |    |
|--------|----|
| Zoning | RG |
|--------|----|

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Fairlane Realty |
|----------------|------------------------|

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 18th, 2025 at 7:47am ADT