

# \$189,900 - 15 Clifford Street, Amherst

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MLS® #202304232

**\$189,900**

3 Bedroom, 1.50 Bathroom, 1,150 sqft

Residential on 0.12 Acres

N/A, Amherst, NS

Welcome to this charming and updated turn of the century home, located within walking distance to all three levels of schools. This property is sure to impress with its unique character and convenient location. As you enter the home through the sunny back porch, you will be greeted by a kitchen that's full of character, complete with a full bathroom and laundry area. The large dining room is the centerpiece of the home and leads to a cozy living room with French doors that lead to the foyer and out to the front sunroom. The main level is perfect for entertaining guests or relaxing with family. Upstairs, you will find three good-sized bedrooms and a convenient half bathroom. This level of the home provides ample space for the whole family. Outside, you will find a partially fenced-in yard, wired garage, and a new (2022) 10x12 garden shed, perfect for storage or as a workshop. The raised beds and back deck are great for gardening or hosting summer barbecues. This property has undergone numerous updates in recent years, including a metal roof (2017), spray-foamed basement, blown-in insulation in the attic and some walls, insulated porch floor, all new windows upstairs, electric heaters in the bathroom and basement, and a plug-in for a generator (2018). The hot water tank was replaced in 2019, and the back porch was updated with new windows and insulated walls in 2021. In 2021, heat pumps were installed and the oil tank was replaced in 2022. Additionally, the front porch was updated with



new windows and insulated walls in 2022. Be sure to check out the 3D tour and floor plans for a closer look at this beautiful property. Don't miss out on the opportunity to make this house your home! Call today to book your viewing.

### Essential Information

MLS® #	202304232
Price	\$189,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.12
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 26th, 2023

### Community Information

Address	15 Clifford Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 2E7

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Gravel
# of Garages	1

### Interior

Interior Features	High Speed Internet
Appliances	None
Heating	Forced Air, Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

## School Information

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

## Additional Information

Zoning	Residentia
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## Listing Details

Listing Office	RE/MAX County Line Realty Ltd.
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