

\$649,900 - 21 Cassandra Court, Valley

MLS® #202305996

\$649,900

8 Bedroom, Bathroom,
Residential Income on 0.50 Acres

N/A, Valley, NS

Presenting 21 Cassandra Court - an exceptional 4-unit property & investment opportunity, situated on a tranquil cul-de-sac in Valley, NS. The units feature 4 identical units including two bedrooms, a den, kitchen, living room, full bathroom with laundry and a private deck, all on one level, upgraded over time to attract modern renters. Currently, the property is rented to seniors and has high demand with potential tenants. Operating costs are low as the owner pays for oil for in-floor heat, while tenants cover their electricity bills. All units have laundry hook-ups (tenants provide their own washer/dryer), in-floor heating, and individual HRV systems, making them highly desirable to tenants. With its quiet location, recent upgrades, and strong rental demand, this quadplex is a must-see for investors looking for a hassle-free, profitable rental property. Please reach out for more details and to book your own private viewing! Note: Interior photos taken from 20 Cassandra.



Built in 2006

Essential Information

MLS® #	202305996
Price	\$649,900
Bedrooms	8
Acres	0.50
Year Built	2006
Type	Residential Income

Sub-Type	Quadruplex
Status	Closed
Date Sold	June 30th, 2023

Community Information

Address	21 Cassandra Court
Area	Northern Region
District	104-Truro / Bible Hill
Sub-District	N/A
City	Valley
County	Colchester
Province	NS
Postal Code	B2N 7H5

Amenities

Utilities	Electricity Connected
Parking	Paved

Interior

Appliances	Stove, Dishwasher, Refrigerator
Heating	In Floor
Basement	None

Exterior

Lot Description	Under 0.5 Acres
Roof	Steel
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Valley Elementary School
Middle	Redcliff 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 - A549
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