

# \$649,900 - 20 Cassandra Court, Valley

MLS® #202305998

**\$649,900**

8 Bedroom, Bathroom,  
Residential Income on 0.65 Acres

N/A, Valley, NS

Presenting 20 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!



Built in 2006

## Essential Information

|            |                    |
|------------|--------------------|
| MLS® #     | 202305998          |
| Price      | \$649,900          |
| Bedrooms   | 8                  |
| Acres      | 0.65               |
| Year Built | 2006               |
| Type       | Residential Income |
| Sub-Type   | Quadruplex         |

|           |                |
|-----------|----------------|
| Status    | Closed         |
| Date Sold | June 8th, 2023 |

### Community Information

|              |                        |
|--------------|------------------------|
| Address      | 20 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 | 0.5 to 0.99 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 |
|--------|----------------------------------|

### Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Sutton Group Professional Realty - A549 |
|----------------|-----------------------------------------|

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Listing information last updated on October 25th, 2025 at 11:47pm ADT