

\$364,900 - 77 Laurie Rath Road, Camden

MLS® #202306422

\$364,900

3 Bedroom, 2.00 Bathroom, 1,456 sqft

Residential on 6.70 Acres

N/A, Camden, NS

77 Laurie Rath Road is a 1456 square-foot 3 bedroom 2 bathroom bungalow set on 6.74 acres in Camden Nova Scotia. Built in 2004, the bright kitchen with pantry and breakfast bar flows into the open concept dining/living room presenting well maintained hardwood floors and picture windows. Upgrades to the main level include fresh paint, kitchen handle hardware, and light fixtures throughout. Main bedroom is very spacious with his/her closets and a 3pc ensuite bathroom. Office is setup nicely when working from home but would also be perfect for a nursery. Entryway has storage closet and offers main level laundry. 2 other bedrooms with hardwood flooring and a 4pc bathroom with ceramic flooring complete the main level. Downstairs the walkout basement is unfinished with high ceilings and huge open space for future development. Wood stove keeps the home cozy in the colder months and is supplemented by electric baseboard heat. Workshop is great for studio projects and a tidy wood room holds the winters wood stock with ease. Walkout door leads outside to the sheds and side yard where there is plenty of room for a hobby farm, garage or shop on the 6.74 acres. Location: Camden is a rural community known for its tight-knit feel, privacy and laidback living. All amenities including grocery, gas and shopping can be found in downtown Truro just 12 minutes away (Wood and 6 person hot tub included) Call today for your private viewing! Quick closing available. Take the virtual tour of the main level in the



meantime!

Built in 2004

Essential Information

MLS® #	202306422
Price	\$364,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,456
Acres	6.70
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 12th, 2023

Community Information

Address	77 Laurie Rath Road
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Camden
County	Colchester
Province	NS
Postal Code	B6L 3T6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Radiant, Stove
Has Basement	Yes

Basement Full, Unfinished, Walk-Out Access

Exterior

Lot Description 3 to 9.99 Acres, Partially Cleared, Partial Landscaped
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter

School Information

Elementary Harmony Heights Elementary School
Middle Redcliff Middle School
High Cobequid Educational Centre

Additional Information

Zoning Rural

Listing Details

Listing Office Keller Williams Select Realty (Truro)

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