

# \$480,000 - 85/87 Pleasant Street, Wolfville

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MLS® #202306712

**\$480,000**

4 Bedroom, 2.00 Bathroom, 1,800 sqft

Residential on 0.22 Acres

V2, Wolfville, NS

Investment Alert! This is a great opportunity to own a duplex in Wolfville. Perfect for a portfolio expansion or for an owner looking for a mortgage helper. This legal duplex is close to Acadia University and downtown Wolfville. There are 2 x 2-bed units, over/under with separate electrical meters and addresses. Each unit has its own laundry, and the upper unit has a dishwasher. Outside youâ€™™ll find a large paved double driveway, a fenced backyard with a small vegetable garden and 16'x 12' shed, and a deck. Some notable improvements include updated/upgraded electrical panel (100amp each unit), updated water pipes from the newer (2019 & 2020) hot water tanks, new drainage around home, soundproofed ceiling (living room and bedrooms), pot lights, paint, updated flooring, and more! Please note that the backyard is larger than the fenced area and extends up past the pine trees. Book a viewing today!



Built in 1978

## Essential Information

MLS® #	202306712
Price	\$480,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	0.22

Year Built	1978
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	June 30th, 2023

### **Community Information**

Address	85/87 Pleasant Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 2R7

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	2
Parking	Double, Parking Spaces(s), Paved

### **Interior**

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Block, Concrete Perimeter

### **School Information**

Elementary	Wolfville School
High	Horton High School

### **Additional Information**

Zoning R3

## **Listing Details**

Listing Office Sutton Group Professional Realty

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