

# \$389,000 - 14 Sprucewood Drive, Yarmouth

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MLS® #202308147

## \$389,000

3 Bedroom, 2.00 Bathroom, 2,536 sqft

Residential on 0.31 Acres

Starrs Rd to Prospect St, Yarmouth, NS

This stunning, three level home is sure to impress! Located in a quiet neighborhood in Yarmouth on a double corner lot close to all amenities. This is the perfect home for a growing family offering you over 2500 ft.Â² of living space. The main level includes an eat in kitchen with a spacious pantry, kitchen island, and patio doors leading to the new back deck. Off of the kitchen is a large living room with beautiful hardwood floors. Down the hall is a recently renovated full bathroom with granite countertop, and formal dining room perfect for entertaining. Through the French doors in the dinning room is the family room which was added on in 1993. This spacious family room is complete with a brick fireplace, cathedral ceilings and skylights. The room is filled with natural light and has a patio door leading to the beautifully landscaped backyard. The upper level contains three bedrooms, and a full bath with tile shower and double vanity. Two of the bedrooms are extremely large featuring two closets. On the lower level, there are 3 rooms providing plenty of space to have a games room, home theatre, office, gym, den, or additional bedrooms â€¦. the choice is yours! There is a dedicated laundry room, with ample space for storage. Recent updates include the back deck which was built in 2022. Two heat pumps were installed in 2020 providing efficient heating in the winter and cooling in the summer. The interior was painted in 2022. The downstairs bathroom was renovated in 2023. This



house has great roadside appeal with its beautiful front yard with mature flowering shrubs and lush green grass. A fence provides you with added privacy. There is a paved driveway along the side of the home providing ample parking space, and several gardens with a shed at the back.

Built in 1983

**Essential Information**

MLS® #	202308147
Price	\$389,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,536
Acres	0.31
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	June 14th, 2023

**Community Information**

Address	14 Sprucewood Drive
Area	Yarmouth
District	Town North
Sub-District	Starrs Rd to Prospect St
City	Yarmouth
County	Yarmouth
Province	NS
Postal Code	B5A 4J9

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Parking Spaces(s), Paved

**Interior**

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s), Wood Burning
Has Basement	Yes
Basement	Finished

## Exterior

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

## School Information

Elementary	Middle River Consolidated School
Middle	Maple Grove Education Centre
High	Yarmouth Consolidated Memorial High School

## Additional Information

Zoning	Residential
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## Listing Details

Listing Office	Keller Williams Select Realty
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Listing information last updated on October 14th, 2025 at 1:02am ADT