

# \$309,000 - 39 Belmont Avenue, North Chegoggin

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MLS® #202309252

**\$309,000**

4 Bedroom, 2.00 Bathroom, 1,982 sqft

Residential on 1.07 Acres

Chegoggin, North Chegoggin, NS

The location of this wonderful 4 bedroom, 2 bath home is superb! Only minutes from town, you'll enjoy this 1 acre property in a quiet, family friendly subdivision with many new homes, in a country-like setting! The current main entry for the house is on the lower level where you enter into a spacious mudroom with laundry. The lower level also has a full bath, family room with wood stove, bedroom, utility room and built-in garage. You could easily change this to have a secondary suite on the lower level with ground level entry and no stairs. The upper level is bright and spacious with open concept living, kitchen dining area, with a deck leading out to the fully landscaped one acre yard where you have lots of space for development and outdoor enjoyment! Take time to relax on a summer night around the private fire pit or spend some time planting your own vegetables in the raised garden beds. Come and see if this lovely home is for you!



Built in 1987

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202309252 |
| Price          | \$309,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,982     |

|            |                         |
|------------|-------------------------|
| Acres      | 1.07                    |
| Year Built | 1987                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Closed                  |
| Date Sold  | August 31st, 2023       |

### Community Information

|              |                    |
|--------------|--------------------|
| Address      | 39 Bellmont Avenue |
| Area         | Yarmouth           |
| District     | County Shore       |
| Sub-District | Cheggoggin         |
| City         | North Cheggoggin   |
| County       | Yarmouth           |
| Province     | NS                 |
| Postal Code  | B5A 5K5            |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Attached, Single, Garage, Dirt                                    |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | High Speed Internet                            |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Stove                               |
| Fireplace         | Yes                                            |
| Fireplaces        | Wood Burning Stove                             |
| Stories           | Split Entry                                    |
| Has Basement      | Yes                                            |
| Basement          | Full, Partially Finished, Walk-Out Access      |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | 1 to 2.99 Acres, Landscaped |
| Roof            | Asphalt                     |
| Construction    | Brick, Vinyl Siding         |
| Foundation      | Concrete Perimeter          |

### School Information

|            |                                            |
|------------|--------------------------------------------|
| Elementary | Meadowfields Community School              |
| Middle     | Maple Grove Education Centre               |
| High       | Yarmouth Consolidated Memorial High School |

**Additional Information**

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

**Listing Details**

|                |               |
|----------------|---------------|
| Listing Office | Modern Realty |
|----------------|---------------|

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Listing information last updated on October 27th, 2025 at 2:02am ADT