

# \$325,000 - 42 Chambers Close, Wolfville

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MLS® #202311330

**\$325,000**

2 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.06 Acres

V2, Wolfville, NS

At only 12 years old, this semi-detached home is well-maintained and showcases a timeless design. The home features a classic two story design of an eat-in kitchen and living room on the main level, with two bedrooms & a 4 piece bathroom upstairs, making it ideal for a small family, young professionals, or those looking to "rightsize" their lifestyle. Imagine relaxing on the front porch while admiring breathtaking sunsets or hosting gatherings on the back deck just off the kitchen, overlooking a lush green space. These outdoor spaces provide a tranquil retreat, where you can unwind after a long day or create lasting memories with friends and family. The unfinished walkout basement holds significant development potential. Whether you envision adding additional living space, designing a home office, or creating an accessible storage area, you can customize the basement to suit your unique needs and preferences, further enhancing the value of the property. 42 Chambers Close presents an exciting opportunity for home ownership in Wolfville. Its unbeatable location just a block off Main Street, close to the Harvest Moon Trailway, and several local farm markets, offers convenient walkability and a vibrant community atmosphere. With inviting outdoor spaces for relaxation and entertainment, this property is a fantastic find.

Built in 2012



## Essential Information

MLS® #	202311330
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 2nd, 2023

## Community Information

Address	42 Chambers Close
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 0A6

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Cleared, Level, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Wolfville School
Middle	Wolfville School
High	Horton High School

### **Additional Information**

Zoning	R2
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### **Listing Details**

Listing Office	MackKay Real Estate Ltd.
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