

\$320,000 - 12 Chemin A Dedo, Wedgeport

MLS® #202311618

\$320,000

3 Bedroom, 2.00 Bathroom, 2,204 sqft

Residential on 1.57 Acres

Wedgeport, Wedgeport, NS



Sitting back off the road with the ocean in view just across the street, this 3 bedroom, 2 bath, family friendly side split is located less than 20 minutes from Yarmouth, in the historic fishing community of Wedgeport. Pulling up to this beautiful home, you'll immediately note that it has been lovingly maintained by its original owners for almost 50 years. Built in 1976, this home boasts a paved driveway, a private backyard, and mature landscaping. There is a 16' x 24' outbuilding located in the backyard and an attached single car garage. Inside this home you'll find an open and spacious layout that has been completely repainted within the last 2-3 years, including beautiful hardwood and tile floors throughout. Keeping the floors clean is also a breeze with the included central vacuum! In the kitchen you'll see beautiful oak cabinetry along with fridge, stove, and dishwasher which shall remain. The spacious dining area has the same oak cabinetry that compliments the kitchen and french doors leading to a beautiful sun room that was added approx 20 years ago and overlooks the back yard. Heating this home will be a breeze, with an option to suit everyone! There is an oil hot water furnace, in floor radiant heating on the main floor (excluding living room), electric baseboard heaters in the bedrooms (Fall 2022) and the owners have further upgraded the heating/cooling with the addition of three new heat pumps (installed December 2022,

March 2022, and November 2020). At one time, there was a wood burning stove located in the den on the lower level of this home, so if wood heat is your preference, the existing chimney is already in place! The house has a 200amp electrical service and is also wired for a generator. The owners built this home to raise their own family and have lovingly cared for it through the years. Priced at \$320,000 it's very affordable and the perfect spot for you to move in and begin making memories of your own.

Built in 1976

Essential Information

MLS® #	202311618
Price	\$320,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,204
Acres	1.57
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 28th, 2023

Community Information

Address	12 Chemin A Dedo
Area	Yarmouth
District	County Wedgeport
Sub-District	Wedgeport
City	Wedgeport
County	Yarmouth
Province	NS
Postal Code	B0W 3P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Attached, Paved
View	Harbour, Ocean

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Baseboard, Ductless, Hot Water
Stories	Side Split
Has Basement	Yes
Basement	Crawl Space, Partially Finished

Exterior

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

School Information

Elementary	Plymouth School
Middle	Drumlin Heights Consolidated School
High	Drumlin Heights Consolidated School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Modern Realty
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