

\$474,900 - 11 Queen Street, Wolfville

MLS® #202311962

\$474,900

4 Bedroom, 2.00 Bathroom, 2,234 sqft

Residential on 0.31 Acres

V2, Wolfville, NS

This beautiful Cape Cod leads to so many opportunities! With four bedrooms and two full bathrooms, this home with a little bit of love and attention can be the incredible family home that you envision! With three bedrooms upstairs, and the primary housing a dated yet completely functional ensuite! Two other smaller bedrooms, and a perfect attic, space for storage is also housed on the upper level! The main level features kitchen, dining room, a very spacious foyer, with double closets, and little nooks and crannies... And an extremely large living room with two huge picture windows, an office, den or cozy living room also on the main floor with a wood-burning fireplace just perfect for those cold winter nights. The main floor also features a full four piece renovated bathroom, a main floor bedroom, a very spacious dining room, and off of that, a very sunny, large and spacious sunroom perfect for enjoying those evenings under the stars with the skylights! The lot is extremely large with a small privacy fence currently in place that separates about half of the yard to give you lots of space and privacy on the left-hand side of the fence as well as on the right hand side! The very large carriage house style garage has the original door and barn planks which leads to its character and charm! Some of the gardens are very mature and gorgeous and the rest of the yard yields a canvas just waiting to be painted with your picture perfect landscape. This incredible family home is also an incredible investment



opportunity for those that would like to take advantage of Acadia University, just steps away! This home can offer five bedrooms plus sunroom plus living room plus dining room plus kitchen. Come visit 11 Queen Street and see what Wolfville can offer you!!

Built in 1947

Essential Information

MLS® #	202311962
Price	\$474,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,234
Acres	0.31
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	August 25th, 2023

Community Information

Address	11 Queen Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 1P9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Paved
# of Garages	1

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Water Heater
Heating	Fireplace(s), Forced Air
Fireplace	Yes
# of Stories	2
Stories	2 Storey, 3 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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