

\$290,000 - 3302 Hwy 6, Waldegrave

MLS® #202312528

\$290,000

4 Bedroom, 2.00 Bathroom, 2,036 sqft

Residential on 2.81 Acres

N/A, Waldegrave, NS

3302 Highway 6, Waldegrave, NS provides duplex housing, with two bedroom units, located approximately five minutes from Tatamagouche! Live in one and rent the other; have an in-law suite or continue to rent both units - you have options with owning this property. Each unit is laid off to optimize floor space, giving you an open kitchen, dining and living area, along with a full bath, two well sized bedrooms, porches and/or mud rooms and combination laundry / utility rooms. The attic and crawl space hatches, breaker panels are located in the utility rooms of each unit. There are over 2.8 acres for gardening or adding a garage on this spacious property. Located a short drive from the village of Tatamagouche, NS for area beaches, amenities, dining, gift shops, Farmer's Market, Nelson Park, the rec centre, and golfing. The warm water, sandy beaches along the Northumberland Strait are an incredibly popular summer destination, giving you the option of weekly rentals as well. Ski Wentworth, hiking, curling and the off road trails are options for the winter months. Call today with questions you may have and to book your appointment to view these two units and property!



Built in 1982

Essential Information

MLS® #

202312528

Price	\$290,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,036
Acres	2.81
Year Built	1982
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	October 2nd, 2023

Community Information

Address	3302 Hwy 6
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Waldegrave
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Multiple Driveways, Parking Spaces(s)

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt

Construction	Vinyl Siding
Foundation	None

School Information

Elementary	Tatamagouche Regional Academy
High	Tatamagouche Regional Academy

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Coldwell Banker Open Door Realty Ltd.
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