

# \$184,000 - 400 Birch Street, New Glasgow

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MLS® #202314946

**\$184,000**

3 Bedroom, 1.00 Bathroom, 1,600 sqft

Residential on 0.26 Acres

#5, New Glasgow, NS

Welcome 400 Birch Street, your opportunity to create the home of your dreams! This charming bungalow, nestled in a fantastic neighbourhood, on a generous 0.26 acre corner lot, offers a perfect blend of convenience and potential. Located just minutes away from schools, shopping centres, a medical centre, and a golf course, this property presents an exciting canvas for those looking to bring their creative touch and TLC. New kitchen cupboards, furnace and hot water tank installed in 2016. The basement has a huge open space that would make a great family room, a workshop and an office that could potentially be a 4th bedroom. The home is being sold As-Is and requires some tender loving care, but with your vision and creativity, it can be transformed into a captivating residence tailored to your unique taste and style. Whether you're an experienced renovator or a first-time homeowner looking to put your personal stamp on a property, this bungalow offers incredible versatility for your renovation and design aspirations. With its superb location and the current demand for homes in this desirable neighborhood, this property offers fantastic investment potential. Renovate to increase its value significantly or enjoy the fruits of your labour as the area continues to flourish.



Built in 1969

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202314946               |
| Price          | \$184,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,600                   |
| Acres          | 0.26                    |
| Year Built     | 1969                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | August 31st, 2023       |

### Community Information

|              |                             |
|--------------|-----------------------------|
| Address      | 400 Birch Street            |
| Area         | Northern Region             |
| District     | 106-New Glasgow, Stellarton |
| Sub-District | #5                          |
| City         | New Glasgow                 |
| County       | Pictou                      |
| Province     | NS                          |
| Postal Code  | B2H 1X9                     |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking   | Dirt, Gravel                                            |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | High Speed Internet               |
| Appliances        | Range, Stove - Gas, Dryer, Washer |
| Heating           | Forced Air, Furnace               |
| Has Basement      | Yes                               |
| Basement          | Partially Finished                |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Asphalt                     |
| Construction    | Vinyl Siding                |

Foundation                  Concrete Perimeter

### **School Information**

Elementary                  A.G. Baillie Memorial School

### **Additional Information**

Zoning                      Res

### **Listing Details**

Listing Office                  Royal LePage Atlantic(Stellarton)

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