

# \$195,000 - 97 Highway 203, Carleton

MLS® #202315656

## \$195,000

4 Bedroom, 1.50 Bathroom, 1,450 sqft  
Residential on 1.00 Acres

Kemptville, Carleton, NS

97 highway 203 in Carleton is located 20 minutes from Yarmouth in the well known village of Carleton. This century home stands stately with good access to shopping and a nearby Elementary School. The property consists of 1.5 baths and 3 bedrooms with a fourth one that can be a bedroom or additional room on the main level. There is a single car garage and an additional 12X24 shop included that can serve for many purposes. Since the Sellers have purchased the property many renovations to improve the home happened including fresh painted gutters, new resingled on the garage and newly sanded den floors. This property has potential to make a comfortable family home located in a good rural community. Call to see if this will be for you and your family.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202315656               |
| Price          | \$195,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,450                   |
| Acres          | 1.00                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |

|           |                    |
|-----------|--------------------|
| Status    | Closed             |
| Date Sold | October 18th, 2023 |

### Community Information

|              |                |
|--------------|----------------|
| Address      | 97 Highway 203 |
| Area         | Yarmouth       |
| District     | Hwy 203 East   |
| Sub-District | Kemptonville   |
| City         | Carleton       |
| County       | Yarmouth       |
| Province     | NS             |
| Postal Code  | B5A 5R2        |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Single, Other, Gravel                                             |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | High Speed Internet                                    |
| Appliances        | Electric Range, Dryer - Electric, Washer, Refrigerator |
| Heating           | Baseboard, Forced Air, Furnace                         |
| # of Stories      | 1                                                      |
| Stories           | One and One Half                                       |
| Has Basement      | Yes                                                    |
| Basement          | Partial, Unfinished                                    |

### Exterior

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partial Landscaped |
| Roof            | Asphalt                             |
| Construction    | Shingle Siding                      |
| Foundation      | Other, Stone                        |

### School Information

|            |                                            |
|------------|--------------------------------------------|
| Elementary | Carleton Consolidated Elementary School    |
| Middle     | Maple Grove Education Centre               |
| High       | Yarmouth Consolidated Memorial High School |

### Additional Information

Zoning                      res/comm

## **Listing Details**

Listing Office              The Real Estate Store

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Listing information last updated on October 17th, 2025 at 2:32am ADT