

\$229,900 - 42 Vancouver Street, Yarmouth

MLS® #202316550

\$229,900

7 Bedroom, Bathroom,
Residential Income on 0.21 Acres

Starrs Rd to Prospect St, Yarmouth, NS

Nestled just steps away from Yarmouth Hospital, 42 Vancouver/1 Cooks Lane presents an exceptional and unique 2-unit income property that seamlessly blends investment potential with practicality. Unit 1, 42 Vancouver, welcomes you with its spacious two-story design, offering four bedrooms and two full baths – a perfect space for raising a growing family. The main floor boasts expansive living areas, a ductless heat pump for comfort, and a charming wood stove in the family room, creating a cozy ambiance. The presence of original charm and character adds a touch of nostalgia to the home. Additionally, a versatile large den on the main floor serves as an ideal work-from-home space or can be converted into a fifth bedroom, catering to family members with mobility preferences. Upstairs, four bedrooms provide ample private spaces, while another bath ensures convenience for all. Unit 2, 1 Cooks Lane, complements its counterpart with a modern 3-bedroom bungalow crafted from Nodura concrete blocks, designed with energy efficiency in mind. The addition of a solar heating panel makes this home a sustainable and cost-effective choice for eco-conscious individuals or savvy homeowners. A shared yard between the two units creates a safe and enjoyable area for children to play and families to come together for leisure activities like barbecues and gatherings. This unique arrangement also allows you to keep your family close, while still enjoying personal



privacy and space. Positioned just minutes away from downtown Yarmouth, this property presents an ideal blend of tranquility and accessibility to essential amenities. Whether you seek an income property to ease your mortgage burden or a welcoming family home, 42 Vancouver/1 Cooks Lane offers the best of both worlds.

Essential Information

MLS® #	202316550
Price	\$229,900
Bedrooms	7
Acres	0.21
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	March 15th, 2024

Community Information

Address	42 Vancouver Street
Area	Yarmouth
District	Town North
Sub-District	Starrs Rd to Prospect St
City	Yarmouth
County	Yarmouth
Province	NS
Postal Code	B5A 4A9

Amenities

Utilities	Electricity Connected
Parking	Dirt

Interior

Heating	Baseboard, Ductless, Stove, Other Heating/Cooling
Cooling	Other Heating/Cooling
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished, Other

Exterior

Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab, Stone

School Information

Elementary	Yarmouth Elementary School
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Additional Information

Zoning	RES
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Listing Details

Listing Office	Royal Lepage Atlantic (Mahone Bay)
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Listing information last updated on October 20th, 2025 at 7:17am ADT