

\$274,900 - 161 Exhibition Street, North Kentville

MLS® #202317528

\$274,900

2 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.24 Acres

V3, North Kentville, NS

Take a look at this nicely updated Storey and a half, 2 Bed, 1 Bath home within walking distance to the Valley Regional Hospital and close to all the amenities Kentville and New Minas has to offer. The C3, Mixed Commercial Residential zoning provides great flexibility of use and a great investment opportunity. The main level features a fantastic open plan with stylish finishing and a modern kitchen with an eat at counter. Upstairs are 2 bedrooms including a large primary, 4 piece bathroom and a landing with room for a desk. The basement is unfinished but home to the Laundry and utilities. The oil fired forced air heating system is supplemented by ductless heat pumps for cost effective heating and cooling. This large corner Lot has a ton of potential and the property features a nicely landscaped garden, a front deck, a freshly graveled driveway with room for 5-6 cars and a new 10 x 12 shed with verandah. The list of updates is impressive and includes: Roof re-shingled 2021, Mitsubishi 20MBtu heat pump system, one head in living room and one in primary bedroom, New kitchen with quartz countertops, New Stainless Steel Kitchen Appliances, Fresh Paint, New Flooring on Main Level and Bathroom, Exterior painted, New Bathroom to name but a few. Check this home out and I am sure you will be impressed.



Built in 1941

Essential Information

MLS® #	202317528
Price	\$274,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.24
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 5th, 2023

Community Information

Address	161 Exhibition Street
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	North Kentville
County	Kings
Province	NS
Postal Code	B4N 1C3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Microwave, Refrigerator
Heating	Forced Air, Furnace, Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
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Roof	Asphalt
Construction	Masonite/Colour Lock, Colour Lock
Foundation	Block, Concrete Perimeter

Additional Information

Zoning	C3
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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