

\$299,000 - 11 Chemin De L'allee Road, West Pubnico

MLS® #202318086

\$299,000

3 Bedroom, 1.50 Bathroom, 1,967 sqft

Residential on 0.31 Acres

West Pubnico, West Pubnico, NS

Welcome to 11 Chemin De L'Allee in the charming village of West Pubnico. This one owner home offers an exceptional opportunity to own a home that combines modern comforts with the allure of coastal living. With its large updated kitchen, lovely lot, and proximity to the Ecole Pubnico-Ouest, this home is a true gem. The spacious, updated kitchen is a highlight of this property. Whether you're an avid cook or love to entertain, this kitchen will exceed your expectations. With ample counter space, updated appliances, and plenty of storage, it provides the perfect setting for culinary creativity. Situated on a lovely lot, this property offers a serene and peaceful environment. The well-maintained yard provides space for outdoor activities, gardening, and enjoying the natural beauty that surrounds you. Imagine spending your days in the sunshine, hosting barbecues, or simply relaxing in this idyllic setting. One of the key advantages of this location is its close proximity to all amenities and it is within walking distance to the Ecole Pubnico-Ouest. The area offer shopping, walking trails, museums, restaurants and there is an 18 hole golf course nearby. The working wharves in West Pubnico offer a glimpse into the region's rich maritime heritage. Watch as local fishermen bring in their daily catch, experience the vibrant activity of the fishing industry, and learn about the traditions that have shaped this coastal community. It's a unique opportunity to immerse yourself in the



fascinating world of Acadian fishing. The Acadian fishing village in West Pubnico is a picturesque and charming destination. . This village encapsulates the essence of Acadian culture, providing an authentic and memorable experience for residents and visitors. Don't miss out on this chance to make this exceptional property your own.

Built in 1963

Essential Information

MLS® #	202318086
Price	\$299,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,967
Acres	0.31
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	December 14th, 2023

Community Information

Address	11 Chemin De L'allee Road
Area	Yarmouth
District	County Pubnico
Sub-District	West Pubnico
City	West Pubnico
County	Yarmouth
Province	NS
Postal Code	B0W 3S0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Attached, Wired, Double, Gravel

Interior

Interior Features	High Speed Internet
Heating	Forced Air, Furnace, Space Heater
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Drumlin Heights Consolidated School
Middle	Drumlin Heights Consolidated School
High	Drumlin Heights Consolidated School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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