

# \$399,900 - 40 Etna Street, Bridgewater

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MLS® #202321064

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,920 sqft

Residential on 0.11 Acres

C1, Bridgewater, NS

Modern and sleek in its design with more space than meets the eye~ This semi-detached is located in the very desirable subdivision of Glen Allan. The trail system, movie theatre, shopping and HB Studios indoor soccer field and recreation center are all within walking distance. Fully finished on all 3 levels, this 3-bedroom, 4-bath house is perfect for a family of any size. Not your cookie-cutter style semi you might be used to, this one has undergone a renovation that expanded the main floor living space. Bright and open, it's the perfect space for a larger family or those who love to entertain. The living room is sunken to the right as you enter the main foyer, and the dining space is so spacious and opens to the updated kitchen. The living room and dining space could easily be swapped depending on your lifestyle and which room you choose to spend more time in. The 2nd floor hosts all the bedrooms, with the primary suite extending both a walk-in closet and full ensuite. This is also where the laundry is conveniently located. The lower level walks out to the backyard, and this space was created for those who like movie night at home or guests to hang out and enjoy a drink at the bar. Easily convert back to a 4th bedroom or home office if you prefer. Energy efficient whole home ducted heat-pump for heating and cooling. You won't have to compromise with over 1900 sq ft of living space and a perfect location.



Built in 2011

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202321064               |
| Price          | \$399,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 2                       |
| Square Footage | 1,920                   |
| Acres          | 0.11                    |
| Year Built     | 2011                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | January 26th, 2024      |

**Community Information**

|              |                      |
|--------------|----------------------|
| Address      | 40 Etna Street       |
| Area         | South Shore          |
| District     | 405-Lunenburg County |
| Sub-District | C1                   |
| City         | Bridgewater          |
| County       | Lunenburg            |
| Province     | NS                   |
| Postal Code  | B4V 8Z4              |

**Amenities**

|                |   |
|----------------|---|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2   |
| Parking        | No Garage, Double, Paved  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Speed Internet                         |
| Appliances        | Stove, Dishwasher, Range Hood, Refrigerator |
| Heating           | Heat Pump                                   |
| # of Stories      | 2   |
| Stories           | 2 Storey                                    |
| Has Basement      | Yes   |

Basement                      Full, Finished, Walk-Out Access

**Exterior**

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

**Additional Information**

Zoning                         Residential

**Listing Details**

Listing Office                 EXIT Realty Inter Lake

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