

# \$325,000 - 8 Patterson Avenue, Truro

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MLS® #202323005

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,846 sqft

Residential on 0.19 Acres

N/A, Truro, NS

Located in one of Truro's established neighborhoods on a cul-de-sac, this charming 3-bedroom, 2-bathroom residence is close to schools from P to grade 9, with easy access to the highway, hospital, rec center & downtown Truro. The home welcomes an abundance of natural sunlight, thanks to newly updated windows. The living room is a cozy retreat with a recently added heat pump, a fireplace & new flooring. The eat-in kitchen offers convenience & opens to a back porch with access to the spacious sun deck, perfect for outdoor enjoyment. On the main level, you'll find 3 bedrooms and an updated 4-pc bathroom. Bathfitter has recently refreshed the tub in 2023, ensuring a modern touch. The basement holds plenty of possibilities, featuring a large rec room at the foot of the stairs, a second 3-pc bath, finished laundry room & a den, providing additional living space & functionality. Outdoor living space is a highlight, with a huge new deck open to southwestern exposure & a covered portion, perfect for various weather conditions. The property has new roof shingles (May 2023) & includes two storage sheds for your outdoor equipment & a paved driveway for your convenience. The best news is that this home is available for immediate occupancy. Don't miss the opportunity to make this classic home your own. Schedule a viewing today to experience comfortable living with enduring charm & modern amenities.



Built in 1962

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202323005               |
| Price          | \$325,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,846                   |
| Acres          | 0.19                    |
| Year Built     | 1962                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | December 14th, 2023     |

## Community Information

|              |                                |
|--------------|--------------------------------|
| Address      | 8 Patterson Avenue             |
| Area         | Northern Region                |
| District     | 104-Truro/Bible Hill/Stewiacke |
| Sub-District | N/A                            |
| City         | Truro                          |
| County       | Colchester                     |
| Province     | NS                             |
| Postal Code  | B2N 1S7                        |

## Amenities

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

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                           |
| Appliances        | Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator |
| Heating           | Forced Air, Furnace, Ductless                                                 |
| Fireplace         | Yes                                                                           |
| Fireplaces        | Fireplace(s)                                                                  |
| Has Basement      | Yes                                                                           |

Basement                      Full, Partially Finished

**Exterior**

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

**School Information**

Elementary                  Truro Elementary School  
Middle                        Truro Junior High School  
High                            Cobequid Educational Centre

**Additional Information**

Zoning                        R2

**Listing Details**

Listing Office                RE/MAX Fairlane Realty

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