

# \$249,900 - 35 Belliveau Avenue, Amherst

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MLS® #202323104

**\$249,900**

4 Bedroom, 2.00 Bathroom, 2,591 sqft

Residential on 0.34 Acres

N/A, Amherst, NS

0.34 acres. 1.5 storey house with basement bachelor apartment and a large 22 x 22 wired garage located on a quiet no-exit street in town! This property has metal roof, vinyl windows, paved double driveway, primary bedroom walk-in closet, additional parking on the other side of the house, and of course the basement apartment is a huge bonus. The main unit is very spacious with a large kitchen, huge living room, 4-piece bathroom and main floor laundry room. Upstairs you'll find three good sized bedrooms, all with good closets. On the lower level there is a very spacious bachelor apartment, fully equipped with fridge, stove, washer and dryer, currently vacant. The home heats with a wood and oil furnace. Basement apartment has additional electric baseboard heat. Recent updates include two 100 amp breaker panels (two separate power meters for units) and fresh paint. The perfect family home with income option!



## Essential Information

MLS® #	202323104
Price	\$249,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,591
Acres	0.34
Type	Residential

Sub-Type	Duplex
Status	Closed
Date Sold	December 14th, 2023

### Community Information

Address	35 Belliveau Avenue
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 2Y1

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Wired, Multiple Driveways, Paved
# of Garages	2

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### School Information

Elementary	Spring Street Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

## **Additional Information**

Zoning                      Residential

## **Listing Details**

Listing Office              Coldwell Banker Performance Realty

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Listing information last updated on October 14th, 2025 at 6:02am ADT