

# \$169,900 - 27 Eddy Street, Amherst

MLS® #202323591

**\$169,900**

4 Bedroom, 2.00 Bathroom, 2,408 sqft

Residential on 0.07 Acres

N/A, Amherst, NS

Located in downtown Amherst, this sizable home has a great deal to offer. Spacious rooms, lovely old world details and charm. The second floor has potential for an apartment with minimal effort (Think Air BnB!) with its own entry. The basement has garage doors allowing for excellent access. More recent upgrades include spray foam insulated basement walls, newer roof shingles and siding on three exterior walls. There is a walk up attic with room for a great deal of storage and could easily be completed as a finished area. The list price reflects consideration for the current condition and its tremendous potential.



## Essential Information

MLS® #	202323591
Price	\$169,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,408
Acres	0.07
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 2nd, 2024

## Community Information

Address	27 Eddy Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3L1

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Other
Parking	Parking Spaces(s)

### **Interior**

Interior Features	High Speed Internet
Heating	Forced Air
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

### **Exterior**

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

### **School Information**

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

### **Additional Information**

Zoning	Res
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### **Listing Details**

Listing Office	Century 21 Trident Realty Ltd.
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