

# \$179,900 - 40 Charles Street, Amherst

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MLS® #202323775

**\$179,900**

2 Bedroom, 1.00 Bathroom, 975 sqft

Residential on 0.16 Acres

N/A, Amherst, NS

## CENTRALLY LOCATED AND AFFORDABLE!

This home is in a fantastic location. This family-oriented neighborhood provides close proximity to parks, the Amherst Stadium and all levels of School! Stepping inside off the paved driveway, you will enter the bright kitchen offering good storage. The dining room features nice built-ins and is open to the kitchen on the front of the home. The remainder of this level offers a full bath, living room and den which could easily serve as a main level bedroom with a bit of work if needed. On the second level you will find two good-sized bedrooms and you will be blown away with the amount of storage on this level. There is an over-sized full-length closet along the back of the home and large storage rooms on the front off of each bedroom! The basement provides additional storage, laundry and a great workshop area with walk-out to the side yard. A real bonus and rare find!

ELECTRICAL HAS RECENTLY BEEN UPDATED TO 200AMP!! Check out the multi-media link for 3D tour and call today!



Built in 1948

## Essential Information

MLS® #	202323775
Price	\$179,900
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	975
Acres	0.16
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 31st, 2024

### Community Information

Address	40 Charles Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3P8

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Paved, Single

### Interior

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

### Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

### 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	Royal LePage Cumberland Realty Ltd.
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Listing information last updated on October 13th, 2025 at 2:47pm ADT