

\$429,900 - 40 Shetland Road, Falmouth

MLS® #202325275

\$429,900

3 Bedroom, 1.50 Bathroom, 1,026 sqft

Residential on 0.02 Acres

V1, Falmouth, NS

Introducing this charming property situated on a peaceful cul-de-sac, this renovated 2-story home offers a comfortable and modern living experience. With 3 spacious bedrooms, this residence provides ample space for a growing family or those seeking extra room for guests or a home office. The primary bath can also be entered from primary bedroom. The recently re-shingled roof ensures both durability and peace of mind for the future homeowners. Step inside to discover a thoughtfully designed interior that seamlessly blends contemporary finishes with timeless charm. The main level boasts an open floor plan, allowing for effortless flow between the living, dining, and kitchen areas, perfect for entertaining or everyday living. The unfinished basement presents an opportunity for customization, allowing the new owners to create their dream space, whether it be a recreation room, home gym, or additional bedroom and bath. The attached garage provides convenience and protection for vehicles, while also offering extra storage options. In addition to all the renovations- the two heat pumps and three heads were installed in 2021, new hot water tank 2021 and new fridge, washer and dryer in 2021! Outside, the property features a completely fenced backyard, keeping your pets and children safe while providing outdoor space for relaxation or outdoor activities. The cul-de-sac location ensures minimal traffic and a safe environment for families.



Built in 2011

Essential Information

MLS® #	202325275
Price	\$429,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,026
Acres	0.02
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 14th, 2024

Community Information

Address	40 Shetland Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Heated Garage, Wired, Double, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	2

Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

School Information

Elementary	Falmouth District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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