

\$309,000 - 157 Lawrence Avenue, Berwick

MLS® #202401014

\$309,000

3 Bedroom, 1.50 Bathroom, 1,146 sqft

Residential on 0.25 Acres

V2, Berwick, NS

Welcome to 157 Lawrence Ave., a splendid residence nestled in the heart of the thriving community of Berwick, NS – a locale where the warmth of community and the promise of growth come together in perfect harmony. This delightful home, a beacon of comfort and potential, boasts three inviting bedrooms and one and a half baths, providing a cozy haven for you and your loved ones. As you step inside, you'll immediately sense the care and attention poured into every detail, a testament to the thoughtful craftsmanship that defines this abode. But what truly sets this property apart is the untapped potential it holds, much like an undiscovered treasure waiting to be unveiled. Imagine the joy of transforming the basement into additional living space, with the hard work of renovations already completed, all that remains is to lay down the flooring and watch your equity grow. The vibrant energy of Berwick surrounds this residence, offering a lifestyle that blends the tranquility of a close-knit community with the promise of future possibilities. Picture yourself enjoying evenings on the rear deck, savoring the serenity of Lawrence Ave., while knowing that the heart of town is just a stone's throw away. This is not just a house; it's a canvas awaiting your personal touch. With the potential to add to the total living area effortlessly, the canvas extends beyond the walls and into a future filled with countless memories and cherished moments. Make 157 Lawrence Ave. your home, a place where positivity and potential



converge, creating a space that resonates with the vibrant spirit of Berwick. Your journey towards an enriched and fulfilling life begins here!

Essential Information

MLS® #	202401014
Price	\$309,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,146
Acres	0.25
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 27th, 2024

Community Information

Address	157 Lawrence Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Berwick
County	Kings
Province	NS
Postal Code	B0P 1E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
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Interior

Interior Features	High Speed Internet
Appliances	Water Heater
Heating	Forced Air, Furnace, Heat Pump
Cooling	Ducted Cooling

Stories	Split Entry
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	Berwick And District School
High	West Kings District High School

Additional Information

Zoning	R
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Listing Details

Listing Office	Blue List Realty Canada
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