

# \$319,900 - 25 Mallard Drive, Amherst

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MLS® #202401840

**\$319,900**

3 Bedroom, 1.50 Bathroom, 2,040 sqft

Residential on 0.22 Acres

N/A, Amherst, NS

Nestled on the outskirts of Amherst, in a charming and family-friendly neighborhood, this modern 3-bedroom, 1.5-bathroom home sits on a spacious lot, offering ample space for your family to thrive. With a mere 9 years of age, this residence boasts a fresh and contemporary appeal. Outside, the double lot provides a unique opportunity to create your dream garage, a sprawling play area for kids, or a serene retreat for your furry companions. Step inside the split-entry layout to find a welcoming space to shed your outdoor gear and unwind. Upstairs, an open-concept living room and kitchen area bask in natural light, providing the perfect setting to enjoy the morning sun and unwind in the evening. Down the hall, a large main floor bathroom and two generously sized bedrooms await. Descending to the lower level, a spacious rec room awaits, accompanied by a bonus playroom that could easily be converted into a fourth bedroom. Additionally, you'll find a large guest bedroom, a convenient half bathroom, and ample storage space. With large egress windows illuminating the basement, this home offers a warm and inviting atmosphere that will make you feel at home from the moment you step inside. The home is heated by a main floor ductless heat pump and electric baseboards throughout. This home is ready for its next chapter, are you?

Built in 2015



**Essential Information**

MLS® #	202401840
Price	\$319,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,040
Acres	0.22
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 28th, 2024

**Community Information**

Address	25 Mallard Drive
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3K9

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Gravel

**Interior**

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard, Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
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
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### **Listing Details**

Listing Office	Royal LePage Cumberland Realty Ltd.
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