

# \$289,900 - 43 Mallard Drive, Amherst

---

MLS® #202402222

**\$289,900**

3 Bedroom, 1.00 Bathroom, 1,248 sqft

Residential on 0.12 Acres

N/A, Amherst, NS

## 12-YEAR OLD FAMILY HOME WITH A VIEW!

This great home is located in one of Amherst's newest subdivisions known as "Marsh View Estates". Take in the sunsets falling over the Tantramar Marsh from your front window! This would be an excellent option for a young family with an added level of comfort knowing that everything is only 12-years old. Move in and start enjoying without those annoying "projects"! This home was built with efficiency in mind from the ICF foundation all the way up to the solar/electric hybrid domestic hot-water system. Through the main entrance you step into the foyer where you will notice to the open floor plan with living room, formal dining and kitchen all opened up nicely to each other. There is a duct-less heat pump on the main level for added efficiency and lets not forget air conditioning! The second level provides two good-sized guest beds, a nice primary bedroom and a spacious full bath with laundry! The lower level provides loads of storage, utility room and potential for further development! Check out the multi-media link for 3D and call today!



Built in 2012

## Essential Information

MLS® #	202402222
Price	\$289,900
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	1,248
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 25th, 2024

### Community Information

Address	43 Mallard Drive
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 0E1

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, 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
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Insulated Concrete

**School Information**

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

**Additional Information**

Zoning	Res
--------	-----

**Listing Details**

Listing Office	Royal LePage Cumberland Realty Ltd.
----------------	-------------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.  
Listing information last updated on October 14th, 2025 at 3:32am ADT