

# \$415,000 - 1022 Fraser Drive, Westville

MLS® #202403503

## \$415,000

3 Bedroom, 3.00 Bathroom, 2,668 sqft  
Residential on 0.51 Acres

#30, Westville, NS

Visit REALTOR® website for additional information. In sought-after Hunter's Glen, this 2014 split-entry impresses with an Energuide rating of 86 and energy-efficient features like Daikin Heat Pumps, R60 attic insulation, and Low E Argon windows. Open-concept living, a stunning ensuite bath, and a fully appointed kitchen with top-of-the-line appliances await. Outside, enjoy a spacious fenced yard, a double-wide driveway, and a 10 x 14 storage shed. The finished basement offers a rec room, bedroom, bath/laundry combo, and smart home features. Close to schools, daycare, and easy highway access. Ideal for modern family living.



Built in 2014

### Essential Information

MLS® #	202403503
Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,668
Acres	0.51
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 12th, 2024

## Community Information

Address	1022 Fraser Drive
Area	Northern Region
District	107-Trenton, Westville, Pictou
Sub-District	#30
City	Westville
County	Pictou
Province	NS
Postal Code	B0K 2A0

## Amenities

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

## Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator, Other
Heating	Baseboard, Ductless
Cooling	Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Full

## Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## Additional Information

Zoning	RES
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## Listing Details

Listing Office	PG Direct Realty Ltd.
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