

\$359,000 - 52 Dominion Street, Truro

MLS® #202403633

\$359,000

6 Bedroom, Bathroom,
Residential Income on 0.30 Acres

N/A, Truro, NS

In Truro's Heritage district, 52 Dominion Street, a designated heritage property, offers versatile possibilities. Currently configured as a 2-bedroom flat on the main level & a 3 Bedroom on the second, it can convert back to a single-family home. Under Truro's new land use by-laws, the zoning is Residential Neighbourhood, allowing potential for 3-4 units with site plan approval. The existing garage with a loft might convert, pending adherence to building codes (verify with Town Planning). Built circa 1882, blending Italianate and Second Empire Styles, showcasing bay windows and a mansard roof. The front vestibule leads to a foyer with stained glass windows, providing access to both units. Enter the main floor flat, greeted by hardwood floors leading to a formal living room with a bay window, decorative fireplace, and meticulously restored plaster cove mouldings. The large primary bedroom, originally the dining room, features a bay window with a seat, storage, and custom-built closets. The galley kitchen, with a gas range, is efficiently designed and adjacent to the dining room with built-ins, a decorative fireplace, and French doors leading to the main-floor laundry. The large main family room addition boasts a propane stove, 2 skylights, and doors to the covered patio on the side and stone patio in the fully fenced backyard. The main level includes a second bedroom and a 4-piece bath. Access the basement for a large finished rec room, full bath, bedroom (needs an egress window),



walk-out, furnace room, and utility room with a fiberglass oil tank. The second-level flat offers 3 bedrooms & a living room with hardwood floors. The 4-piece bath and dinette have new vinyl plank flooring. Outside, a paved driveway leads to a double-car garage with a loft. You can walk to everything here - including all of the downtown shops, dining and shopping. Victoria Park is also close by and you can walk to the local high school. Hwy access is close too. Call today!

Built in 1883

Essential Information

MLS® #	202403633
Price	\$359,000
Bedrooms	6
Acres	0.30
Year Built	1883
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	September 3rd, 2024

Community Information

Address	52 Dominion Street
Area	Northern Region
District	104-Truro / Bible Hill
Sub-District	N/A
City	Truro
County	Colchester
Province	NS
Postal Code	B2N 3P1

Amenities

Utilities	Propane
Parking	Paved

Interior

Interior Features	Dining Room, Family Room
Appliances	Gas Range, Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator, Stove, Dryer
Heating	Baseboard, Furnace, Hot Water, Stove
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

School Information

Elementary	Truro Elementary School
Middle	Truro Junior High School
High	Cobequid Educational Centre

Additional Information

Zoning	DN
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Listing Details

Listing Office	RE/MAX Fairlane Realty
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