

\$399,999 - 57 Roy Avenue, New Minas

MLS® #202404082

\$399,999

3 Bedroom, Bathroom,
Residential Income on 0.36 Acres

V2, New Minas, NS

Discover 57 Roy Ave, sitting on a quiet cul-de-sac, this beautifully maintained over/under duplex in the heart of New Minas is a wonderful investment opportunity that shouldn't be missed. The upstairs unit is a 2 bed, 2 bath unit with a walk in closet and spacious open concept kitchen/dining/living room. The lower unit is a 1 bedroom, 1 bath unit with ample living space and an additional storage room that could have various uses. Both units having their own laundry. This property offers immense potential as a dual-unit rental, as a great way to offset your mortgage by residing on one level while earning rental income or being turned back into a single family home! 57 Roy has proven to be a very cost effective and efficient property to manage. Currently vacant, both units have been cleaned and freshened up ready for the owners/tenants. Ready made income properties like this don't come along everyday, don't miss out!



Built in 1970

Essential Information

MLS® #	202404082
Price	\$399,999
Bedrooms	3
Acres	0.36
Year Built	1970
Type	Residential Income

Sub-Type	Duplex
Status	Closed
Date Sold	March 28th, 2024

Community Information

Address	57 Roy Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	New Minas
County	Kings
Province	NS
Postal Code	B4N 3R7

Amenities

Utilities	Electricity Connected
Parking	Gravel

Interior

Appliances	Range, Dryer, Washer, Stove, Refrigerator
Heating	Baseboard, Ductless, Hot Water
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

Additional Information

Zoning	R2
--------	----

Listing Details

Listing Office	Exit Realty Town & Country
----------------	----------------------------

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 27th, 2025 at 10:47am ADT