

\$299,900 - 25-8 45 Russell Street, Amherst

MLS® #202405479

\$299,900

3 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 0.14 Acres

N/A, Amherst, NS

Welcome to Orchard Park, Amherst's newest residential development offering affordable new home ownership options. Enjoy the convenience of a prime location with easy access to key amenities such as excellent schools, essential services, the region's full-service hospital and major highways. Additionally, revel in the nearby recreational features, including the marsh trails and the picturesque shores of both the Northumberland Strait and the Bay of Fundy. This charming three-bedroom bungalow is designed for easy comfortable living, with all rooms conveniently situated on one level. The open-concept layout, along with modern construction standards ensures a highly energy-efficient home that's as practical as it is inviting. Rooms enough for a small family or space for a den/office. The eat-in kitchen is large enough to include a workspace island. Whether downsizing or first-time home ownership, our new home solutions are crafted with modern styles, designs and finishes, allowing you to enjoy low to no maintenance for years to come. Avoid the hassle of renovations, our streamlined processes make it easy for you to customize finishes to suit your preferences without the need to endure disruptive construction. All of our houses are engineered and fabricated by a trusted name in modular home manufacturing in Atlantic Canada for over 50 years. Established process removes weather and shortages of skilled trades from home building, allowing us to



deliver on a fixed schedule faster and more reliably than other custom site-built homes. Despite tighter timelines, we prioritize quality and assurance, all homes come complete with a one year builder/manufacturer warranty and a 7 year Atlantic New Home warranty.

Essential Information

MLS® #	202405479
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,080
Acres	0.14
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 31st, 2025

Community Information

Address	25-8 45 Russell Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 2S5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single

Interior

Interior Features	High Speed Internet
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Heating	Baseboard
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	Under 0.5 Acres, Cleared, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	West Highlands Elementary School
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

Additional Information

Days on Market	536
Zoning	General Residential

Listing Details

Listing Office	Coldwell Banker Performance Realty
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