

# \$159,900 - 50 Copp Avenue, Amherst

MLS® #202406910

**\$159,900**

2 Bedroom, 1.00 Bathroom, 1,120 sqft

Residential on 0.12 Acres

N/A, Amherst, NS

AFFORDABLE, EFFICIENT AND CLOSE TO DOWNTOWN AMHERST! This charming home, conveniently located close to downtown Amherst, is both affordable and efficient. It has undergone numerous updates in recent years and offers a single detached garage and a beautifully landscaped parcel! Whether you're starting out or downsizing, this home offers all the essentials within a compact footprint, translating to lower carrying costs. As you enter, you're greeted by a spacious three-season sun porch off the driveway, leading into the bright kitchen. The main level also features a dining room with a den/office nook and a living room that could easily be converted into a third bedroom if desired. Upstairs, there are two bedrooms and a large bath. Key updates include electrical work in 2007, newer vinyl windows, a furnace replacement in 2010, and roof shingles replaced in 2012. This property is ideal for homeowners or as an addition to your rental portfolio. Call, text, or email for more information or to schedule a viewing!



## Essential Information

MLS® #	202406910
Price	\$159,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	1,120
Acres	0.12
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 26th, 2024

### Community Information

Address	50 Copp Avenue
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 2T4

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Paved
# of Garages	1

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

### Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

### School Information

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

### **Additional Information**

Zoning	Res
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### **Listing Details**

Listing Office	Royal LePage Cumberland Realty Ltd.
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