

\$344,900 - 11 Clarence Street, Amherst

MLS® #202407755

\$344,900

3 Bedroom, 3.00 Bathroom, 2,407 sqft

Residential on 0.11 Acres

N/A, Amherst, NS

BEAUTIFUL HOME IN A GREAT NEIGHBORHOOD! This lovely home is centrally located in a family-oriented neighborhood of Amherst with a lovely greenspace a stone's throw away and within walking distance to all levels of school and downtown Amherst! This home is very well-built and has a great layout! Through the front door you are greeted by a nice foyer with the living room and dining room just off to the right. The remainder of this level offers a bright kitchen with loads of storage which is opened up nicely to the breakfast nook and family room featuring a ductless heat-pump, cozy wood stove and garden doors to the back deck! You will also find a half bath and access to the attached garage on this level! The second level provides a large primary suite with a new heat-pump and updated en-suite bath, spacious guest bedroom and full guest bath! Lower level provides additional living space with a laundry room and half bath, over-sized rec room and a second guest bedroom (window is not egress). Incredible storage throughout the home! Check out the multi-media link for 3D tour. Call today!



Built in 1991

Essential Information

MLS® # 202407755

Price \$344,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,407
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 31st, 2024

Community Information

Address	11 Clarence Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3N8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Wired, Double, Paved
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

Elementary	Spring Street Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

Additional Information

Zoning	res
--------	-----

Listing Details

Listing Office	Royal LePage Cumberland Realty Ltd.
----------------	-------------------------------------

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 13th, 2025 at 2:47am ADT