

# \$84,500 - 8511 Upper Clyde Road, Welshtown

MLS® #202410080

**\$84,500**

3 Bedroom, 1.00 Bathroom, 576 sqft  
Residential on 1.71 Acres

F2, Welshtown, NS

Two Bedroom mobile home in exceptional condition. Lovely well treed lot, 12x20 garage, 8x12 storage shed, 12x16 greenhouse. Could be year round home at an affordable price, in today's market this is a rare find or this could be the ideal summer cottage, located approx. 5 minutes to Welkum Park where you can enjoy swimming at the beach or use public access to launch your boat in the Welshtown Lake. This area is a very popular cottage country as well as new subdivision area and lots of new construction happening, so this would be a good investment. Owner's say the well has provided them with a good supply of great tasting water that they bottle and take to their permanent residence. Electrical panel has been updated. Septic is an older established set up that has worked well for them over the years, but you may want to upgrade to a new holding tank. Call today for a viewing.



Built in 1974

## Essential Information

MLS® #	202410080
Price	\$84,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	576
Acres	1.71

Year Built	1974
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	July 8th, 2024

### Community Information

Address	8511 Upper Clyde Road
Area	South Shore
District	407-Shelburne County
Sub-District	F2
City	Welshtown
County	Shelburne
Province	NS
Postal Code	B0T 1W0

### Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Gravel
# of Garages	2

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard
Basement	None

### Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Pillar/Post/Pier

### School Information

Elementary	Hillcrest Academy
Middle	Shelburne Regional High School
High	Shelburne Regional High School

### Additional Information

Zoning

Residential

## **Listing Details**

Listing Office

RE/MAX Banner Real Estate (Bridgewater)

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