

\$495,000 - 35 Chestnut Avenue, Wolfville

MLS® #202410997

\$495,000

4 Bedroom, 2.00 Bathroom, 1,960 sqft

Residential on 0.27 Acres

V2, Wolfville, NS



This neighbourhood is a wonderful place to live and raise a family. Surrounded by trees, shrubs, and a small orchard across the street; youâ€™ll appreciate the privacy. Walking distance to town, schools, daycare, medical clinic, Acadia and more. Situated in a residential community assuring a regular saturation of peace and quiet. This home has received many important updates including a new kitchen, replacement of windows, doors, bathrooms, oil tank, forced air furnace, electrical and plumbing plus more. The current owners have made good use of their woodstove insert in the living room which was professionally installed in 2008 then regularly maintained and cleaned each year. The sunroom is an all-season haven to grab a little solitude with a good book or to expand your entertaining area. Loaded with character and charm this home will accommodate a variety of owners from first time buyers, small or larger families or empty nesters. There is likely room to build a garage if needed.

Built in 1950

Essential Information

MLS® #	202410997
Price	\$495,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,960
Acres	0.27
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 4th, 2024

Community Information

Address	35 Chestnut Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 1V7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Interlocking

Interior

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

Exterior

Lot Description	Under 0.5 Acres, Partially Cleared, Landscaped, Sloping/Terraced
Roof	Metal
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Wolfville School
Middle	Wolfville School
High	Horton High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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