

# \$324,900 - 42 Aalders Extension, New Minas

MLS® #202411251

## \$324,900

3 Bedroom, 1.00 Bathroom, 1,167 sqft  
Residential on 0.44 Acres

V2, New Minas, NS

New Minas - located in the heart of New Minas is this 3 bedroom one bath home within easy walking distance the New Minas Elementary School, shopping, bus stops etc. The main floor consists of a living room, dining room with patio doors to sundeck, kitchen, 2 bedrooms, and bath. The basement has the 3rd bedroom, laundry room, furnace room, and two storage areas. The home sits on a large lot with a paved driveway that can park 3 cars. This home is vacant and ready for occupancy.



Built in 1968

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202411251               |
| Price          | \$324,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,167                   |
| Acres          | 0.44                    |
| Year Built     | 1968                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | August 26th, 2024       |

### Community Information

|         |                      |
|---------|----------------------|
| Address | 42 Aalders Extension |
|---------|----------------------|

|              |                  |
|--------------|------------------|
| Area         | Annapolis Valley |
| District     | Kings County     |
| Sub-District | V2               |
| City         | New Minas        |
| County       | Kings            |
| Province     | NS               |
| Postal Code  | B4N 4L2          |

### **Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | No Garage, Double, Paved                                          |

### **Interior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | See Remarks, High Speed Internet                    |
| Appliances        | Stove, Dryer, Washer, Freezer - Chest, Refrigerator |
| Heating           | Baseboard, Hot Water                                |
| # of Stories      | 1                                                   |
| Stories           | One                                                 |
| Has Basement      | Yes                                                 |
| Basement          | Full, Partially Finished                            |

### **Exterior**

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Level, Sloping/Terraced |
| Roof            | Asphalt                                              |
| Construction    | Vinyl Siding                                         |
| Foundation      | Concrete Perimeter                                   |

### **School Information**

|            |                             |
|------------|-----------------------------|
| Elementary | New Minas Elementary School |
| Middle     | Evangeline Middle School    |
| High       | Horton High School          |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | R-2 |
|--------|-----|

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (New Minas) |
|----------------|-----------------------------------|

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