

# \$265,000 - 41 First Avenue, Digby

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MLS® #202413246

**\$265,000**

3 Bedroom, 1.00 Bathroom, 1,500 sqft

Residential on 0.17 Acres

V4, Digby, NS

Home Sweet Home is the feeling you will have when you pull into the paved driveway of 41 First Avenue, Digby. The most charming three-bedroom bungalow with fantastic curb appeal greets you upon arrival. Some notable features that will catch your eye are the fenced in backyard complete with a shed for storage, a covered back deck that provides excellent space for relaxing or entertaining, and a location that provides easy walking distance to amenities, schools, and Digby's picturesque waterfront. The interior of the home is warm and welcoming and offers you a kitchen and dining area that flows nicely into the spacious living room with a bay window that offers great natural lighting, three bedrooms, a 3-pc bathroom, and main floor laundry. The lower level of the home has a large rec room/family room, a space that could be a great storage or workshop area, and a room that could potentially be a fourth bedroom or home office space. The home provides you with a heat pump that offers you both heating and cooling. A new metal roof was installed in 2023. This is one to add to your must-see list, book your showing today with an Agent of your choice, your new home awaits you!



## Essential Information

MLS® #                      202413246

Price                        \$265,000

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,500
Acres	0.17
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 24th, 2024

### Community Information

Address	41 First Avenue
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Digby
County	Digby
Province	NS
Postal Code	B0V 1A0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved, Shared

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Lot Description	Under 0.5 Acres, Partial Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Digby Elementary School
High	Digby Regional High School

### **Additional Information**

Zoning	RLD
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### **Listing Details**

Listing Office	Exit Realty Town & Country
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