

# \$350,000 - 435 Shelburne Street, New Glasgow

MLS® #202416677

## \$350,000

5 Bedroom, 2.00 Bathroom, 2,440 sqft  
Residential on 0.32 Acres

#10, New Glasgow, NS

FINALLY! A terrific, three to six bedroom split entry in a popular EAST SIDE neighbourhood is now ready for a fortunate family to call home. Amazing lot, close to double size, has 128 feet of frontage and it is still over 100 feet deep. Your beautiful and private backyard is already fenced and the 19 x 23 foot attached garage includes convenient, five step access to the lower level. What first attracts attention inside are all the bright, large windows and the spacious feeling that over 1300 sq ft offers in this layout that includes three of the bedrooms on the main floor. The lower level has a supersize family room, and either three additional bedrooms or very pleasant, work from home offices that so many folks need these days. You decide the mix. A large laundry room and the second bath finish of this bright space. Just a great house. Book your viewing today.



Built in 1989

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202416677 |
| Price          | \$350,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,440     |
| Acres          | 0.32      |
| Year Built     | 1989      |

|           |                         |
|-----------|-------------------------|
| Type      | Residential             |
| Sub-Type  | Single Family Residence |
| Status    | Closed                  |
| Date Sold | November 7th, 2024      |

### Community Information

|              |                             |
|--------------|-----------------------------|
| Address      | 435 Shelburne Street        |
| Area         | Northern Region             |
| District     | 106-New Glasgow, Stellarton |
| Sub-District | #10                         |
| City         | New Glasgow                 |
| County       | Pictou                      |
| Province     | NS                          |
| Postal Code  | B2H 3K7                     |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | Attached, 1.5, Gravel                                             |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                                 |
| Appliances        | Electric Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer, Refrigerator |
| Heating           | Baseboard, Radiant                                                                  |
| Stories           | Split Entry                                                                         |
| Has Basement      | Yes                                                                                 |
| Basement          | Full, Finished                                                                      |

### Exterior

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

### School Information

|            |                     |
|------------|---------------------|
| Elementary | New Glasgow Academy |
| Middle     | New Glasgow Academy |

High North Nova Education Centre

### **Additional Information**

Zoning R2

### **Listing Details**

Listing Office M.B. Green Realty Ltd.

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Listing information last updated on October 27th, 2025 at 2:03pm ADT