

\$424,900 - 41 Phoenix Street, Bridgewater

MLS® #202416734

\$424,900

3 Bedroom, 1.50 Bathroom, 2,100 sqft

Residential on 0.15 Acres

C1, Bridgewater, NS

Let us take you on a journey spanning over a century at 41 Phoenix Street in Bridgewater. Built in 1895 with quality craftsmanship and attention to detail, this home has been meticulously maintained in its lifetime. That love and appreciation caught the eye of the town of Bridgewater, receiving their Built Heritage Award. An impressive landscape of perennial cards creates remarkable curb appeal on this 2.5-storey, 3-bedroom, 1.5-bath home. Centrally located in town, take full advantage of walking to all of the town's attractions, including restaurants, cafes, parks, shops and microbreweries. Everything about this home is meticulous, from the covered porch to the focal staircase! While the home maintains its original attraction under 9.5 ft ceilings, it has been transformed to a more modern lifestyle over the years. Additions of a gorgeous eat-in kitchen with gas stove, ducted heat pump/central air, roof in July 2024, updated lighting, insulation, electrical, propane fireplace, and custom window coverings are just some of the unexpected. Moving through the home, the dining room opens to the grand formal living space, creating the perfect ambiance for gatherings. Upstairs, the bedrooms continue the theme of blending old and new, with the back maid's staircase adding a touch of nostalgia, while ample closet space and generous size rooms ensure modern convenience. If the 2 main floors still leave you wanting more, the 3rd floor will leave you breathless. What an incredible



space as a retreat, sewing room or home office. The back yard is fenced, the large workshop is perfect for additional storage, and the back deck is the right amount of space to take in quiet summer nights. Come and see what all the excitement is about.

Built in 1895

Essential Information

MLS® #	202416734
Price	\$424,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,100
Acres	0.15
Year Built	1895
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 20th, 2024

Community Information

Address	41 Phoenix Street
Area	South Shore
District	405-Lunenburg County
Sub-District	C1
City	Bridgewater
County	Lunenburg
Province	NS
Postal Code	B4V 2H6

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Other, Double, Paved

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Propane Cooktop, Oven - Propane, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Heat Pump, Stove
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Partial, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Res
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Listing Details

Listing Office	EXIT Realty Inter Lake
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Listing information last updated on October 16th, 2025 at 8:32pm ADT