

\$329,900 - 44 Sumac Avenue, New Minas

MLS® #202416824

\$329,900

4 Bedroom, Bathroom,
Residential Income on 0.22 Acres

V2, New Minas, NS

Up and over duplex, situated on an elevated lot in New Minas. Both units are vacant, allowing the buyer to start fresh with tenancy. There have been lots of upgrades in the past 2 years such as new baseboard heaters, new thermostats, new light fixtures throughout All new Lux Vinyl flooring upstairs All new laminate downstairs New light fixtures throughout Three sets of elevated fixtures New ceiling fan upstairs foyer Primed and painted Two new Vanities Two new toilets New shower heads and fixtures New bathroom window downstairs New tile downstairs New hvac controls HVAC serviced and cleaned New stove New wash and dryer upstairs New downstairs washer and dryer New kitchen sink and counter top downstairs.



Built in 1985

Essential Information

MLS® #	202416824
Price	\$329,900
Bedrooms	4
Acres	0.22
Year Built	1985
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	July 31st, 2024

Community Information

Address	44 Sumac Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	New Minas
County	Kings
Province	NS
Postal Code	B4N 5C6

Amenities

Utilities	Electricity Connected
Parking Spaces	1
Parking	Gravel, Parking Spaces(s), Single

Interior

Appliances	Oven, Dryer - Electric, Washer, Refrigerator, Stove, Dryer
Heating	Baseboard
# of Stories	2
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

Additional Information

Zoning	R2
--------	----

Listing Details

Listing Office	Keller Williams Select Realty (Kentville)
----------------	---

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 27th, 2025 at 10:32am ADT