

# \$549,900 - 40 Gosling Glen, East Amherst

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MLS® #202418957

**\$549,900**

3 Bedroom, 2.50 Bathroom, 2,310 sqft

Residential on 1.70 Acres

N/A, East Amherst, NS

This captivating country home, nestled in a serene subdivision just outside town, offers the tranquil ambiance you've always desired. Situated on a sprawling 1.7-acre property, this residence boasts a charming 3-bedroom, 2.5-bathroom home with abundant living space throughout. Outside, you'll discover ample space for gardening, relaxation, and communing with nature across the acreage. A picturesque pond, fed by the well system, adds to the property's allure and showcases the health of the water source. A quaint garden shed provides storage for tools, while a perfectly-sized patio overlooks the scenic landscape and pond. Upon entering through the front doors, you're greeted by a spacious foyer with a vaulted ceiling that bathes the area in natural light. To the right, a cozy front den awaits, ideal for an office setup or quiet reading nook. Continuing towards the rear of the home, a generous living room offers views of the stunning backyard and seamlessly connects to the well-appointed galley-style kitchen. A door from the kitchen leads to the patio, facilitating effortless indoor-outdoor flow for relaxation. Adjacent to the kitchen, you'll find a convenient main floor half bath, laundry room, and access to the large attached one-car garage. Completing the main level is a delightful living room, perfect for hosting family gatherings. Upstairs, a full main bathroom serves three bedrooms, including the expansive primary bedroom featuring a full-size walk-through closet that leads to a



luxurious ensuite bathroom. Descending to the basement, you'll discover a spacious rec room, providing ample space for leisurely activities with family or entertaining guests. This exceptional home has undergone numerous updates in recent years, including a new roof in 2019, fresh paint in 2024, a new propane boiler and two mini-split heat pumps in 2022, and renovations to the second-floor bathrooms, among others. Combining timeless charm with modern comforts, this residence

Built in 1999

Essential Information

MLS® #	202418957
Price	\$549,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,310
Acres	1.70
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 22nd, 2024

Community Information

Address	40 Gosling Glen
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	East Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3Y2

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Wired, Double, Paved
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, High Speed Internet
Heating	Ductless, Hot Water, Radiant
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

### **Additional Information**

Zoning	residential
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### **Listing Details**

Listing Office	Royal LePage Cumberland Realty Ltd.
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