

# \$399,000 - 42 Herbert Street, Yarmouth

MLS® #202419702

## \$399,000

3 Bedroom, 1.00 Bathroom, 1,325 sqft  
Residential on 0.23 Acres

Starrs Rd to Prospect St, Yarmouth, NS

Nestled in the desirable Meadowfields school district, 42 Herbert St. in Yarmouth is a beautifully renovated, move-in ready gem. This charming 3-bedroom, 1-bath home has been thoughtfully updated, offering modern comforts with a touch of classic charm. The spacious full basement presents endless potential for development, whether you're dreaming of a family room, home office, or guest suite. This property is smoke and pet free and the heat pump was fully serviced July 2024. The home is fully electric and with a ductless heat pump in place very affordable to heat. Outside, a large double paved driveway provides ample parking, leading to a two-car wired garage that's perfect for your vehicles, workshop, or extra storage. Located in a family-friendly neighborhood close to schools and amenities, this property is a rare find, ready to welcome you home!



Built in 1989

## Essential Information

MLS® #	202419702
Price	\$399,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,325
Acres	0.23
Year Built	1989

Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	December 18th, 2024

### Community Information

Address	42 Herbert Street
Area	Yarmouth
District	Town North
Sub-District	Starrs Rd to Prospect St
City	Yarmouth
County	Yarmouth
Province	NS
Postal Code	B5A 2S6

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Wired, Paved
# of Garages	2

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Freezer - Stand Up, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### School Information

Elementary	Meadowfields Community School
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Middle	Maple Grove Education Centre
High	Yarmouth Consolidated Memorial High School

### **Additional Information**

Zoning	Residential
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### **Listing Details**

Listing Office	Engel & Volkers (Yarmouth)
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