

\$295,000 - 45 Smith Avenue, Bridgewater

MLS® #202420639

\$295,000

3 Bedroom, 1.50 Bathroom, 1,080 sqft

Residential on 0.23 Acres

C1, Bridgewater, NS

Welcome Home! This is it, the one you've been waiting for. This 3 bedroom, 2 bath bungalow is located in the town of Bridgewater & close to all town amenities. The property is nicely landscaped & boasts a paved driveway and 2 storage sheds. The asphalt shingle roof was recently resingled so peace of mind there for years to come. You will fall in love when entering the home which is pleasant & inviting, The hardwood & ceramic flooring offers ease of cleaning & maintaining. The spacious living room offers lots of room to relax or entertain depending on the situation. The kitchen has been thoughtfully updated with updated features including a pull out pantry for additional space & easy access. The home boasts 2 skylights adding additional natural light which is always a bonus. The 200 amp electrical service provides lots of power for the main heat source which is electric baseboards. The home was victim of a flash flood as well as all homes in the neighborhood last year but has had the basement remediated by insurance & now awaits your personal touch to make it suit your needs. Currently there is lots of storage in the basement but again, you have the opportunity to make it your own. Another advantage is a separate basement walkout which of course opens the opportunity to have a separate living unit or an in law situation with some upgrades & egress modifications. A great opportunity here so be sure to book your viewing before you miss out.



Built in 1968

Essential Information

MLS® #	202420639
Price	\$295,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.23
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 2nd, 2024

Community Information

Address	45 Smith Avenue
Area	South Shore
District	405-Lunenburg County
Sub-District	C1
City	Bridgewater
County	Lunenburg
Province	NS
Postal Code	B4V 1Y2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Central Vacuum, Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes

Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	Hardwood Bush, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Bridgewater Elementary School
Middle	Bridgewater Junior Senior High School
High	Park View Education Centre

Additional Information

Zoning	None
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Listing Details

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
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