

# \$279,500 - 332 Birch Street, New Glasgow

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MLS® #202421082

**\$279,500**

2 Bedroom, 1.00 Bathroom, 1,363 sqft

Residential on 0.15 Acres

#5, New Glasgow, NS

Discover the charm of this delightful bungalow nestled on a spacious, beautifully landscaped lot in New Glasgow's west side. The updated open floor plan seamlessly connects the living, dining, and kitchen areas, creating a bright and airy space perfect for modern living. The large kitchen, a true centerpiece, offers ample storage, a generously sized island ideal for family breakfasts, and modern appliances. The living area flows effortlessly into the dining space, making it perfect for entertaining guests or enjoying family meals. Elegant hardwood floors enhance the living and dining areas, adding warmth and sophistication to the space. The main level includes two spacious bedrooms and an oversized bathroom with an enclosed tub and shower. The lower level boasts a large family room with an outside entrance, a versatile office or third bedroom, and plenty of storage, offering numerous possibilities for customization. The exterior of the home is designed for ease with low-maintenance vinyl siding, a paved driveway, and a sizable shed. Recent upgrades, including a new furnace, roof, and oil tank, ensure a move-in ready, maintenance-free experience, providing peace of mind for years to come. Situated on a quiet street in a family-friendly neighborhood and just a few blocks from A.G. Baillie Elementary School, this property is perfect for a family, first-time home buyer, or empty nester. Don't miss out—schedule your private showing today!



Built in 1960

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202421082               |
| Price          | \$279,500               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,363                   |
| Acres          | 0.15                    |
| Year Built     | 1960                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | September 23rd, 2024    |

Community Information

|              |                             |
|--------------|-----------------------------|
| Address      | 332 Birch Street            |
| Area         | Northern Region             |
| District     | 106-New Glasgow, Stellarton |
| Sub-District | #5                          |
| City         | New Glasgow                 |
| County       | Pictou                      |
| Province     | NS                          |
| Postal Code  | B2H 1X7                     |

Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking   | No Garage, Paved                                        |

Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                            |
| Appliances        | Electric Range, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator |
| Heating           | Forced Air, Furnace                                                            |
| Has Basement      | Yes                                                                            |
| Basement          | Partially Finished                                                             |

Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Asphalt                     |
| Construction    | Vinyl Siding                |
| Foundation      | Concrete Perimeter          |

### **School Information**

|            |                              |
|------------|------------------------------|
| Elementary | A.G. Baillie Memorial School |
| Middle     | New Glasgow Academy          |
| High       | North Nova Education Centre  |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | n/a |
|--------|-----|

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | One Percent Realty East Inc. |
|----------------|------------------------------|

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