

# \$189,900 - 23 Clarence Street, Amherst

MLS® #202421102

**\$189,900**

3 Bedroom, 2.00 Bathroom, 1,626 sqft

Residential on 0.14 Acres

N/A, Amherst, NS



CHARMING TURN OF THE CENTURY! This home has wonderful character throughout with hardwood floors, stained glass windows, trim work and the home is heated with a forced air natural gas furnace. Coming in from the front covered porch you are greeted with a large foyer, beautiful staircase, and plenty of natural light. A set of French doors brings you into the living room with bay window, four piece main bathroom, dining room, spacious kitchen and mudroom with laundry finish off the main floor. The second floor has a good sized landing, the bay windows continue into the primary bedroom with walk-in closet, four piece bathroom with clawfoot tub, two guest bedrooms and an unfinished bonus room with great potential. Outside there is a two-storey barn with power, stacked stone patio, and paved driveway. Be sure to check out the 3D Tour and floor plans for more details. Call to book your viewing today!

## Essential Information

MLS® #	202421102
Price	\$189,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,626
Acres	0.14
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 3rd, 2024

### Community Information

Address	23 Clarence Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3P2

### Amenities

Utilities	Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Detached, Wired, Paved

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### School Information

Elementary	Spring Street Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

### Additional Information

Zoning

Residential

## **Listing Details**

Listing Office

Coldwell Banker Performance Realty

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