

# \$194,900 - 203 Chemin Des Gasson, Amiraults Hill

MLS® #202422393

**\$194,900**

4 Bedroom, 1.00 Bathroom, 1,324 sqft

Residential on 1.17 Acres

Amiraults Hill, Amiraults Hill, NS

Welcome to 203 Chemin des Gasson! This 4/5 bedroom home sits on a 1.17 acre lot only minutes to Tusket and 12 minutes to Yarmouth! This property has had many updates including a new breaker panel, heat pump, and fresh paint throughout. This home features a spacious main floor primary bedroom, large laundry/mud room, library space off the living room and a spacious kitchen with plenty of cabinet storage and coffee nook. Upstairs you will find a full bath and 4 bedrooms, two of which are joined making a great little bedroom/office scenario or like the current setup; a child's bedroom and playroom. Outside has plenty of room for a small hobby farm and gardens all cleared and ready to go. The road is low traffic and perfect for walking or biking.



## Essential Information

MLS® #	202422393
Price	\$194,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,324
Acres	1.17
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Date Sold January 9th, 2025

### **Community Information**

Address 203 Chemin Des Gasson  
Area Yarmouth  
District Hwy 308 South  
Sub-District Amiraults Hill  
City Amiraults Hill  
County Yarmouth  
Province NS  
Postal Code B0W 3M0

### **Amenities**

Utilities Electric, Cable Connected, Electricity Connected, Phone Connected  
Parking No Garage, Gravel

### **Interior**

Interior Features High Speed Internet  
Heating Baseboard, Ductless, Hot Water  
# of Stories 1  
Stories One and One Half  
Has Basement Yes  
Basement Full, Walk-Out Access

### **Exterior**

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

### **School Information**

Elementary Drumlin Heights Consolidated School  
Middle Drumlin Heights Consolidated School  
High Drumlin Heights Consolidated School

### **Additional Information**

Zoning Residential

### **Listing Details**

Listing Office Modern Realty

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