

# \$405,000 - 37 Xavier Drive, Antigonish

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MLS® #202423514

**\$405,000**

3 Bedroom, 3.00 Bathroom, 2,871 sqft

Residential on 0.28 Acres

N/A, Antigonish, NS

Located just a 15-minute walk from downtown Antigonish, this charming home offers stunning views of the local town and plenty of potential. Recently updated, the sunroom boasts a wall of windows, a bank of storage seating, and laminate flooring, with direct access to the back deck and pool area. Freshly painted throughout, the home offers the possibility of converting the basement into a two-bedroom apartment, perfect for generating rental income. The main floor features three spacious bedrooms with an abundance of natural light. The master bedroom includes a four-piece en-suite with an air jet tub semi walk-in closet. The main floor showcases hardwood floors throughout, while the bedrooms and sunroom feature laminate flooring. The kitchen offers ample storage, a large island breakfast nook, and a pantry for extra space. The property also includes an L-shaped garage with room for a car, motorbike, and storage. Enjoy outdoor living with three-tier decking leading down to a lovely 16' x 32' on-ground pool. The home has an additional in-law suite in the newly adapted family area. The basement includes a cold room, a full bathroom, 2 additional rooms which are currently used as bedrooms(egress needed) a small entertainment area, and laundry area. The partially fenced side yard is perfect for maintaining privacy and keeping your pets secure. Call to view move in before mid November. Heat Pump 2023, Seller's have a propane fireplace in the living room but



currently it is not in use.

Built in 1965

**Essential Information**

MLS® #	202423514
Price	\$405,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,871
Acres	0.28
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 28th, 2024

**Community Information**

Address	37 Xavier Drive
Area	Highland Region
District	301-Antigonish
Sub-District	N/A
City	Antigonish
County	Antigonish
Province	NS
Postal Code	B2G 1G8

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, 1.5, Wired, Double, Paved
# of Garages	2
Has Pool	Yes
Pool	In Ground

**Interior**

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Furnace, Ductless, Hot Water
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

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

## School Information

Elementary	Antigonish Education Centre
Middle	St. Andrew Junior School
High	Dr. John Hugh Gillis Regional High School

## Additional Information

Zoning	Residentia
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## Listing Details

Listing Office	Re/Max Park Place Inc. (Antigonish)
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