

\$109,900 - 12 Clarence Street, Amherst

MLS® #202424008

\$109,900

4 Bedroom, 1.50 Bathroom, 1,680 sqft

Residential on 0.10 Acres

N/A, Amherst, NS

Charming and full of potential, this well-built home close to all levels of school offers a great floor plan with hardwood floors throughout. The main level features a spacious eat-in kitchen, formal dining room, and large living and sitting rooms, with bay windows. Upstairs, you'll find four generously sized bedrooms, a 4-piece bath, and a staircase leading to an unfinished attic, brimming with possibilities. Though it needs some love, this home is a fantastic opportunity for the right buyer to make it their own.



Essential Information

MLS® #	202424008
Price	\$109,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,680
Acres	0.10
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 3rd, 2025

Community Information

Address	12 Clarence Street
Area	Northern Region

District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3N6

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Paved, Single

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	None
Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Partial Landscaped
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

School Information

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

Additional Information

Zoning	Residentia
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Listing Details

Listing Office	Coldwell Banker Performance Realty
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