

# \$119,000 - 242 Matheson Brook Road, Balfron

MLS® #202425440

**\$119,000**

1 Bedroom, 1.00 Bathroom, 875 sqft

Residential on 0.86 Acres

N/A, Balfron, NS

This is a very affordable home just a few minutes from Tatamagouche. There is one bedroom, plus another room which could be an office/den or 2nd bedroom. The eat in kitchen has a WETT certified wood stove, and the spacious living room has a wood stove and a heat pump. The lot is close to an acre in size and is mostly cleared lawn. A 17' x 17' wood shed is stocked and the wood will remain. Tatamagouche is just 10 minutes away for all amenities including groceries, hospital, restaurants, shopping and entertainment venues. Sandy beaches are nearby and Wentworth Ski Hill is 25 minutes. And if you like to fish, Matheson Brook is nearby providing lots of opportunity for that!



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202425440               |
| Price          | \$119,000               |
| Bedrooms       | 1                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 875                     |
| Acres          | 0.86                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | December 19th, 2024     |

## Community Information

|              |                         |
|--------------|-------------------------|
| Address      | 242 Matheson Brook Road |
| Area         | Northern Region         |
| District     | 103-Malagash, Wentworth |
| Sub-District | N/A                     |
| City         | Balfron                 |
| County       | Colchester              |
| Province     | NS                      |
| Postal Code  | B0K 1V0                 |

## Amenities

|           |   |
|-----------|---|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking   | No Garage, Dirt   |

## Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | High Speed Internet        |
| Heating           | Baseboard, Ductless, Stove |
| Fireplace         | Yes                        |
| Fireplaces        | Wood Burning Stove         |
| Has Basement      | Yes                        |
| Basement          | Full                       |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | 0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced |
| Roof            | Metal  |
| Construction    | Vinyl Siding   |
| Foundation      | Block  |

## School Information

|            |                               |
|------------|-------------------------------|
| Elementary | Tatamagouche Regional Academy |
| Middle     | Tatamagouche Regional Academy |
| High       | Tatamagouche Regional Academy |

## Additional Information

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Sunrise Brokerage & Sales Ltd. |
|----------------|--------------------------------|

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