

# \$259,900 - 23 Allison Avenue, Amherst

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MLS® #202425949

**\$259,900**

2 Bedroom, 1.00 Bathroom, 1,344 sqft

Residential on 0.16 Acres

N/A, Amherst, NS

If you're in search of the perfect bungalow at an affordable price, look no further than this meticulously maintained 1,344 sq ft home! Featuring two bedrooms with the potential for a bonus third bedroom in the basement, this residence boasts great curb appeal and offers everything you need in a wonderful neighborhood. As you approach the home via the paved driveway, a charming side entrance provides a welcoming transition indoors. Upon entering, you can either head up to the spacious main living area or down to the partially finished basement. Upstairs, you'll discover a large kitchen with ample cupboard space for all your storage needs, along with a dining area that features a patio door leading to the rear deck. At the front of the home, a bright living room awaits, showcasing original hardwood floors that add character to the space. Down the hall, you'll find the main bathroom and two generously sized bedrooms, completing the main floor living area. Venturing down to the basement, you'll be greeted by a fantastic play area for kids and a cozy rec room, perfect for family relaxation. There's currently a sizable third bedroom set up here, offering versatility for various uses. This well-cared-for home truly shines! Conveniently located in the heart of Amherst, just minutes from schools, it's an ideal family home.



## Essential Information

MLS® #	202425949
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,344
Acres	0.16
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 12th, 2025

### Community Information

Address	23 Allison Avenue
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3B3

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Other, Paved, Single

### Interior

Interior Features	High Speed Internet
Heating	Forced Air, Furnace, Ductless
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Other
Foundation	Block

**School Information**

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

**Additional Information**

Zoning	residential
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**Listing Details**

Listing Office	Royal LePage Cumberland Realty Ltd.
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