

\$399,900 - 45 Townshend Avenue, Amherst

MLS® #202426349

\$399,900

5 Bedroom, 3.50 Bathroom, 2,618 sqft

Residential on 0.17 Acres

N/A, Amherst, NS

This stunning four-bedroom home, situated on a corner lot, features a bonus in-law suite in the basement—a rare find in one of Amherst’s most family-friendly neighborhoods! The property offers an abundance of space and amenities, both inside and out. Outside, you'll discover a spacious double-paved driveway with a walkway leading to a large, covered front patio. The backyard features a second driveway, providing convenient parking for the tenant of the one-bedroom in-law suite. The fully fenced yard, enclosed by a brand new fence, ensures privacy and offers a secure area for children and pets to play. An inviting patio provides the perfect space for entertaining or relaxing in the sun. Inside, the main floor boasts a formal living room that seamlessly flows into the dining room and modern kitchen. A second living room, ideal for a kids' play area, is also located on the main floor, along with a laundry room that provides access to the attached one-car garage. A convenient half-bathroom completes the main level. Upstairs, you'll find four generously-sized bedrooms, including a large primary bedroom with a full en-suite bathroom. An additional full bathroom serves the other bedrooms on the second floor. The basement houses a spacious one-bedroom apartment, currently occupied by a long-term tenant. The home has been recently refreshed with new trim, paint, and doors on the second floor, along with a new roof on the shed and an



updated backyard patio. Heated by a Nordic system that provides full air conditioning, this home ensures comfort year-round.This beautiful home is ready for its next family!

Essential Information

MLS® #	202426349
Price	\$399,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,618
Acres	0.17
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 13th, 2024

Community Information

Address	45 Townshend Avenue
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 4T6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Double, Paved
# of Garages	1

Interior

Interior Features	High Speed Internet
Heating	Heat Pump

# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

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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