

\$379,900 - 31 Martha Avenue, Truro

MLS® #202500766

\$379,900

4 Bedroom, 2.00 Bathroom, 1,988 sqft

Residential on 0.24 Acres

N/A, Truro, NS

Located on a quiet street in the Town of Truro, this 4 BR, 2 bath home offers space and convenience for the whole family. Just a short walk away, enjoy the 1,000-acre Victoria Park with its playground, tennis courts, swimming pool & trails for hiking, biking, or snowshoeing in the winter. Ecole Acadienne de Truro (P-12 French school) is just around the corner & downtown Truro, with its shopping, dining & the Cobequid Educational Centre, is also close by. The Dalhousie Agricultural Campus & the Nova Scotia Community College are also both just a few mins drive away. The main level features a large, open-concept kitchen & dining room with modern updates, ample cabinetry (including two lazy Susans & pantry) & included appliances. A door to a private, treed backyard with fantastic decking, two sheds & a 24-foot round above-ground pool. A spacious living room, 4 pc bath, large primary BR & a 2nd BR complete this level. The lower level offers excellent potential for an in-law suite or rental income, with a rec room, kitchenette, private entrance & included fridge. There are 2 additional large BRs, a bath with a stand-up shower & a laundry room. The home is heated & cooled by 2 heat pumps, supplemented by electric baseboards. Additional updates include blown attic insulation, an updated air exchanger, refreshed pool facing & modernized light fixtures throughout. With a paved driveway, municipal water & sewer & the option for a quick closing, this property is ready for its new



owners.

Built in 1989

Essential Information

MLS® #	202500766
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,988
Acres	0.24
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 10th, 2025

Community Information

Address	31 Martha Avenue
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Truro
County	Colchester
Province	NS
Postal Code	B2N 4V7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless

Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Truro Elementary School
Middle	Truro Junior High School
High	Cobequid Educational Centre

Additional Information

Zoning	GR
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Listing Details

Listing Office	RE/MAX Fairlane Realty
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