

# \$229,900 - 1109 Maple Avenue, Aylesford

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MLS® #202501045

**\$229,900**

2 Bedroom, 1.00 Bathroom, 777 sqft

Residential on 0.38 Acres

V3, Aylesford, NS

The terms "easy to maintain" and "convenient" best describe this 2 bedroom, 1 bath home. The kitchen boasts a dishwasher and cupboards that reach the ceiling. The dining room has plenty of space for family to gather and an exposed brick chimney that adds warmth and character.. The full, undeveloped basement is an excellent spot for storage, or for you to finish, if you wish. Currently heated with an oil forced air furnace (fibreglass oil tank - 2018), and a cozy woodstove. The detached 20'x25' garage is wired and ideal for the backyard mechanic, DIYer, or just a convenient spot to keep your car out of the snow. With the double corner lot, circular paved driveway, and majestic mature maple trees, this property is an outstanding place to host your summer BBQs, tea parties, children's birthdays, or just to wile away the long summer nights, enjoying random conversations with friendly neighbours who pass by. In previous years, this home was owned by someone with a horticultural background. In the spring, the new owners will appreciate the beauty and variety of mature plants and trees, including: magnolia, lilacs, flowering dogwood, burning bush, forsythia, crab apple, haskap berries, and much more



Built in 1950

## Essential Information

MLS® #

202501045

Price	\$229,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	777
Acres	0.38
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 27th, 2025

### Community Information

Address	1109 Maple Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	Aylesford
County	Kings
Province	NS
Postal Code	B0P 1C0

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Paved

### Interior

Interior Features	High Speed Internet
Appliances	Dishwasher
Heating	Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level, Wooded
Roof	Steel

Construction	Vinyl Siding, Wood Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Saint Mary's Elementary School
Middle	Pine Ridge Middle School
High	West Kings District High School

### **Additional Information**

Zoning	R1
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### **Listing Details**

Listing Office	Exit Realty Town & Country
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