

# \$335,900 - 42 Chambers Close, Wolfville

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MLS® #202501173

**\$335,900**

2 Bedroom, 1.00 Bathroom, 1,122 sqft

Residential on 0.06 Acres

V2, Wolfville, NS

Welcome to 42 Chambers Close in the picturesque town of Wolfville. This 14 yr. old 2-storey semi has lots to offer. The partially finished basement with high ceilings & walk-out is large enough to accommodate more living space or even an extra rental unit. There are no covenants and the zoning would permit full rental or the addition a 2nd suite in the basement (to be verified by buyer). Typical lease rate for a full house in Wolfville is \$2300/month. The build quality is of the highest standards with ICF foundation (R24 insulation factor), solar panels on roof that power a hot water storage unit and solid wood construction throughout. Exceptionally cost efficient with 2024 EnerGuide rating of 54! The bright and spacious eat-in kitchen opens up to a large private deck overlooking a backyard & green space where no houses can be built. Across the street is a community pond with a quaint reading library and benches where you can watch songbirds & ducks all season long. In the winter, local residents skate here. Wolfville's Rail-to-Trail system is just steps away with scenic biking & walking routes that will connect you to the best parts of the town. Acadia University's BAC building is just a 12 minute walk! Not only is Wolfville an active university town, it's also home to a variety of hidden delights – from the Millennial Marsh Trail to multiple farmers markets, live theatre, world class dining, historic buildings & vineyards. Chambers Close is a quiet family and pet friendly street that gets virtually no



drive-through traffic and yet is just 3 minutes away from Highway 101 access that takes you to Halifax in under an hour. Many upgrades over the past year – new appliances, painting of interior walls & trim, new porch steps, double-wide driveway, improved landscaping & drainage. Owner is 82 and is only selling because she needs 2 back to back hip surgeries that will span approx. 3 years and can't manage the stairs. \* NOTE One of the Listing Agent is related to seller.

Built in 2011

### Essential Information

MLS® #	202501173
Price	\$335,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,122
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 18th, 2025

### Community Information

Address	42 Chambers Close
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 0A6

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	No Garage, Double, Gravel
View	Other
Waterfront	Access: Public

### **Interior**

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

### **Exterior**

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

### **School Information**

Elementary	Wolfville School
Middle	Wolfville School
High	Horton High School

### **Additional Information**

Zoning	R2
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### **Listing Details**

Listing Office	Viewpoint Realty Services Inc.
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