

# \$269,000 - 39 Second Avenue, Florence

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MLS® #202502884

**\$269,000**

4 Bedroom, 1.50 Bathroom, 2,024 sqft

Residential on 0.21 Acres

N/A, Florence, NS

Welcome to 39 Second Avenue, Florence! This spacious and well maintained home offers the perfect blend of comfort and convenience, making it an excellent choice for families or those looking for extra space. With four generously sized bedrooms, a walk-in pantry, and both a 4 piece and 2 piece bathroom, this home is designed to accommodate your needs. Step into the beautiful living room, where a soaring cathedral ceiling creates an open and airy atmosphere, perfect for relaxing or entertaining guests. The spacious kitchen is a true highlight, featuring modern appliances and plenty of counter and cabinet space, making meal preparation a breeze. Whether you are cooking for family or hosting gatherings, this kitchen is ready to impress! Over the past 12 years, the home has seen numerous upgrades, including roofing shingles, windows, doors, and a oil furnace (2023), ensuring both efficiency and peace of mind. Situated on a large lot, the property provides ample outdoor space for gardening, recreation, or simply enjoying the fresh air. Additionally, the 16' x 16' barn offers fantastic storage options or the potential for a workshop, hobby space, or even a small studio. This move in ready home is waiting for its next owner! Do not miss the opportunity to make 39 Second Avenue your own, book your private showing today!



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202502884               |
| Price          | \$269,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 2,024                   |
| Acres          | 0.21                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | March 20th, 2025        |

### Community Information

|              |                  |
|--------------|------------------|
| Address      | 39 Second Avenue |
| Area         | Cape Breton      |
| District     | 207-C.B. County  |
| Sub-District | N/A              |
| City         | Florence         |
| County       | Cape Breton      |
| Province     | NS               |
| Postal Code  | B1Y 1P8          |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Utilities | Cable Connected, Electricity Connected |
|-----------|----------------------------------------|

### Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
| Heating           | Furnace             |
| # of Stories      | 1                   |
| Stories           | One and One Half    |
| Has Basement      | Yes                 |
| Basement          | Unfinished          |

### Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | Under 0.5 Acres    |
| Roof            | Asphalt            |
| Foundation      | Concrete Perimeter |

### Additional Information

Zoning

UR2

## **Listing Details**

Listing Office

3% Realty Nova Scotia

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