

\$119,900 - 11 Clinton Street, Amherst

MLS® #202503213

\$119,900

1 Bedroom, 1.00 Bathroom, 780 sqft

Residential on 0.13 Acres

N/A, Amherst, NS

If you're looking for a compact, cost-effective home without the commitment of renting, this could be the perfect property for you! Nestled on a quiet street in the heart of Amherst, this home is just a short walk from shopping, restaurants, and other conveniences. Lovingly owned by the same family for over 45 years, the home has undergone significant improvements over time—including a dry concrete basement with excellent ceiling height. The main level features an efficient layout. At the front, a bright sunroom/mudroom welcomes you and leads into the centrally located kitchen. To one side, you'll find a cozy living room, while the bedroom sits on the opposite side. The main level also includes a recently updated, well-sized bathroom, a small storage room, and a spacious back porch, which provides additional storage and access to the basement. Downstairs, the basement offers ample storage, laundry facilities, and potential for additional living space. Other key updates include roof shingles that are approximately 10 years old, a well-maintained furnace, and a full electrical upgrade completed in 2024. Book your showing today!



Essential Information

MLS® #	202503213
Price	\$119,900
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.13
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 1st, 2025

Community Information

Address	11 Clinton Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 1K2

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single

Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Forced Air, Furnace
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Block, Concrete Perimeter

School Information

Elementary	West Highlands Elementary School
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

Additional Information

Zoning	Res
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Listing Details

Listing Office	Royal LePage Cumberland Realty Ltd.
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