

# **\$389,500 - 27 Whidden Avenue, Wolfville**

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MLS® #202507950

**\$389,500**

2 Bedroom, 1.00 Bathroom, 925 sqft

Residential on 0.10 Acres

V2, Wolfville, NS

Affordable one owner home in one of the best neighbourhoods in Wolfville! This well thought-out construction has your driveway & front entrance facing Whidden, while the other side of the structure faces Bigelow. From the minute you turn on to the street to your experience as you park in the concrete driveway, approach the front door, then move around the home, you will literally not believe that there's another residence sharing the back wall! The lucky buyer of this well maintained 2 bedroom home will benefit from the affordability of semi-detached living, while enjoying the feeling of a standalone house. The attached heated garage is an extra benefit providing potential for conversion to more living space. It wouldn't take much to make this house wheelchair accessible either. The foyer with mudroom closet leads to a bright & spacious floor plan with an eat-in kitchen that opens up to family room with large windows. Recent upgrades: new paint throughout, new bathroom vanity, sink & floor tile. Roof is approx. 8 yrs old. Modern HRV system. Elderkin's Community Pond & Park offers a quaint reading library & benches where you can watch songbirds & ducks play. The Rail-to-Trail system is just steps away with scenic biking & walking routes that connect you to the best parts of town. Acadia University is just a 10 minute walk! Wolfville is home to a variety of hidden delights – from the Millennial Marsh Trail to farmers markets, live theatre, world class dining, historic



buildings & vineyards. Plus, you are just 3 mins away from Hwy 101 access that takes you to Halifax in under an hour. This quality home that was custom designed and built 19 years ago is a solid investment for a first time homebuyer who wants to build equity. You know that saying “Look for the lowest priced house on the block”? Well you’ve found it here! The new construction homes on this quiet, low traffic street are listing for \$700K - \$800K! Don't delay - Call your REALTOR® today to book a showing!

Built in 2006

**Essential Information**

MLS® #	202507950
Price	\$389,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	925
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 7th, 2025

**Community Information**

Address	27 Whidden Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 0A3

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Heated Garage, Wired, Concrete, Double
# of Garages	1

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard
# of Stories	1
Stories	One
Basement	None

## Exterior

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

## School Information

Elementary	Wolfville School
Middle	Horton High 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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