

# \$289,900 - 11 Mattatall Branch Road, West Tatamagouche

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MLS® #202508771

**\$289,900**

3 Bedroom, 1.00 Bathroom, 1,307 sqft  
Residential on 1.77 Acres

N/A, West Tatamagouche, NS

This lovely home has been fully renovated in the past five years. There are two bedrooms on the main floor and one in the lower level, with a full bath on the main floor. Main floor has a lovely kitchen which is open to dining and living room. There's patio doors off the dining room to a well constructed, private back deck. Two bedrooms and a full bath round out the main floor. On the lower level another bedroom with a huge recreation room, and laundry. There is over two acres of land, some cleared for your gardening and the remainder is wooded. It is a quick 10 minute drive to all the amenities of Tatamagouche, including new P-12 school, groceries, banking, restaurants and more. Sandy beaches are close by, one at Rushton's Provincial Park and another at Blue Sea Park. Ski Wentworth is less than half an hour, so lots to do, and while a home a private place to enjoy!



## Essential Information

MLS® #	202508771
Price	\$289,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,307
Acres	1.77

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 20th, 2025

### **Community Information**

Address	11 Mattatall Branch Road
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	West Tatamagouche
County	Colchester
Province	NS
Postal Code	B0K 1V0

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Multiple Driveways

### **Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Microwave, Refrigerator
Heating	Baseboard
Stories	Split Entry
Has Basement	Yes
Basement	Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Tatamagouche Regional Academy
Middle	Tatamagouche Regional Academy
High	Tatamagouche Regional Academy

### **Additional Information**

Zoning                      residential

## **Listing Details**

Listing Office              Sunrise Brokerage & Sales Ltd.

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