

# \$239,900 - 21 Clarence Street, Amherst

MLS® #202510240

## \$239,900

3 Bedroom, 1.50 Bathroom, 1,910 sqft  
Residential on 0.13 Acres

N/A, Amherst, NS

Welcome to 21 Clarence Street! This home is spacious, bright and has lovely park views. Central to Amherst and across the street from Curry Park, this is a prefect family home. Very close to the elementary school and walkable to junior and high schools. The neighbourhood is quiet and traffic light. An easy stroll finds you downtown. The second floor has spacious bedrooms and a second floor laundry room saves the stair marathon. The upstairs foyer makes a charming spot for working or as a cozy reading area which overlooks the park. The main floorplan allows for flexibility: The dining room could be a den; the eat in area of the kitchen could be a family room; one of the living rooms could be a dining room and so on. Recent improvements include a Metal Roof, on demand hot water heater and windows (There are three more windows which will be replaced prior to closing).



### Essential Information

MLS® #	202510240
Price	\$239,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,910
Acres	0.13

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 18th, 2025

### Community Information

Address	21 Clarence Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4N 3P2

### Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Double, Paved
# of Garages	1

### Interior

Interior Features	High Speed Internet
Appliances	Electric Oven, Dishwasher, Refrigerator
Heating	Forced Air
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full

### Exterior

Lot Description	Under 0.5 Acres, Level
Roof	Metal
Construction	Wood Siding
Foundation	Stone

### School Information

Elementary	Spring Street Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

### **Additional Information**

Zoning	R1
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### **Listing Details**

Listing Office	Century 21 Trident Realty Ltd.
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