

\$312,000 - 31 Clinton Street, Amherst

MLS® #202510719

\$312,000

3 Bedroom, 2.00 Bathroom, 1,947 sqft

Residential on 0.23 Acres

N/A, Amherst, NS

Visit REALTOR® website for additional information. Centrally located, sweet and complete! On the main level, a bright, spacious kitchen with ample cupboards and cozy dining nook flows into a warm and inviting living room featuring a wood stove-ideal for relaxing evenings. Two comfortable bedrooms, a full 4-piece bathroom and a handy mudroom complete this level. Downstairs offers in-floor heating throughout and expands your living space with a bar and recreation area, a media room, dedicated laundry area and an exceptionally spacious primary bedroom featuring generous closet space and a private 3-piece ensuite. A heat pump on each level ensures efficient climate control year-round. Outside, a 24x16 detached garage with an attached lean-to, a separate shed for additional storage and a well-maintained yard. This home blends everyday comfort with great amenities!



Essential Information

MLS® #	202510719
Price	\$312,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,947
Acres	0.23
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 14th, 2025

Community Information

Address	31 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	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, 1.5, Wired, Double, Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Hot Water, In Floor, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Zoning	N/A
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Listing Details

Listing Office PG Direct Realty Ltd.

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