

# \$229,900 - 39 Patterson Street, Amherst

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MLS® #202511762

**\$229,900**

4 Bedroom, 2.00 Bathroom, 1,239 sqft

Residential on 0.28 Acres

N/A, Amherst, NS

Versatile 4-Bedroom Home or Potential 2-Unit Investment Property on a Double Lot! Great Opportunity for Renovation! This property offers incredible potential for the savvy buyer and includes the following updates/upgrades done over the years that include the poured concrete foundation and siding in 2003, oil tank in 2022, roof in 2019 and main floor wiring updated in 2006. Whether you're looking for a spacious single-family home or an income-generating two-unit property, this 4-bedroom, 2-bathroom home on a large double lot has it all – plus room for improvement! While the upstairs does require renovation to become that income generating unit, it provides the perfect opportunity to customize the space to your taste and needs. The clean, dry basement adds more functional space, perfect for additional storage, a workshop, or further development. A single detached, wired garage is also included, offering secure parking or space for hobbies and tools. Located in a quiet, established neighborhood, this home is close to schools, parks, and essential amenities.



## Essential Information

MLS® #	202511762
Price	\$229,900
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	1,239
Acres	0.28
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 17th, 2025

### Community Information

Address	39 Patterson Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 1G6

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Gravel, Multiple Driveways
# of Garages	1

### Interior

Interior Features	High Speed Internet
Appliances	Dryer - Electric, Refrigerator
Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### School Information

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

### **Additional Information**

Zoning	Residential
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### **Listing Details**

Listing Office	Coldwell Banker Performance Realty
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Listing information last updated on October 13th, 2025 at 2:47am ADT