

# \$299,900 - 22 Regent Street, Amherst

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MLS® #202512162

**\$299,900**

3 Bedroom, 1.50 Bathroom, 2,001 sqft

Residential on 0.24 Acres

N/A, Amherst, NS

THIS WELL CONSTRUCTED STOREY AND A HALF home & single car garage on a large corner lot! This home has been loved and cared for since day one, only ever having 2 different families to reside here! Regent Street is in one of Amherst's more mature neighborhoods, a short walk to downtown, all levels of school and a block away from the Rotary Park of Amherst! This home has a unique layout that could easily accommodate a family or someone looking for main level living. The main level offers a kitchen with storage and a breakfast nook, large formal dining room, formal living room featuring a cozy gas fireplace, full bath, main floor bedroom and a great den with patio door leading to the rear deck. On the second level you will find a great space at the top of the stairs with tons of natural light which would make a great office, two guest bedrooms and half bath. Recent updates to the home include the composite roof, vinyl windows and natural gas conversion including forced air furnace, fireplace and domestic hot water (all around 2014), electrical upgrade 2017 & painted throughout over the last 6 years! A great property!



## Essential Information

MLS® # 202512162

Price \$299,900

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,001
Acres	0.24
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 18th, 2025

### Community Information

Address	22 Regent Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3S7

### Amenities

Utilities	Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Paved
# of Garages	2

### Interior

Interior Features	High Speed Internet
Heating	Fireplace(s), Forced Air, Furnace
Fireplace	Yes
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
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Roof	Fiberglass
Construction	Wood Siding
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Zoning	Res
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### **Listing Details**

Listing Office	RE/MAX County Line Realty Ltd.
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