

# \$349,900 - 58 Albion Street, Amherst

MLS® #202512937

**\$349,900**

2 Bedroom, 1.50 Bathroom, 2,455 sqft

Residential on 0.34 Acres

N/A, Amherst, NS

Discover this breathtaking 1902 Victorian teeming with original charm, featuring exquisite hardwood floors, an ornamental fireplace, intricate millwork, and dazzling stained glass windows. Ideally situated in a prime location with exceptional traffic visibility, this property offers the perfect blend of residential and commercial potential. The main floor, previously used for commercial purposes, invites endless possibilities for a business venture while the upstairs boasts a cozy two-bedroom unit, ideal for living. Recent renovations enhance the property’s functionality and efficiency, including a fiberglass oil tank, heat pumps, vinyl windows, improved insulation, and more. Additionally, the property features a 24x24 and a 12x24 attached garage, a large paved parking lot for customers, and a private driveway for the living accommodations, providing ample convenience and accessibility. Whether you’re envisioning a thriving business below or simply seeking a home with timeless character, this is an opportunity you don’t want to miss!



Built in 1902

## Essential Information

MLS® #	202512937
Price	\$349,900
Bedrooms	2

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,455
Acres	0.34
Year Built	1902
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 8th, 2025

### Community Information

Address	58 Albion Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 2W1

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, 1.5, Multiple Driveways, Paved
# of Garages	3

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless, Hot Water, Radiator
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level

Roof	Asphalt
Construction	Shingle Siding, 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	Res/Comm
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### **Listing Details**

Listing Office	Coldwell Banker Performance Realty
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