

# \$199,900 - 18 Mill Avenue, Amherst

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MLS® #202513430

**\$199,900**

3 Bedroom, 1.00 Bathroom, 1,504 sqft

Residential on 0.10 Acres

N/A, Amherst, NS

Turn-Key Family Home in the Heart of Amherst! This beautifully updated home is nestled on a quiet side street, just two blocks from the new Lions Park and within walking distance of downtown Amherst and West Highlands Elementary-making it the perfect location for a young family starting out! Extensively renovated over the past decade, this turn-key property offers exceptional value and peace of mind-simply move in and enjoy. The spacious main level features a bright living room at the front of the home, seamlessly connected to the dining area, a versatile den/office or playroom, and a stunning modern kitchen with abundant storage and contemporary finishes! Upstairs, you'll find two comfortable guest bedrooms, a generous full bathroom with convenient second-level laundry, and a spacious primary bedroom with a walk-in closet just steps away. Outside, the mostly fenced backyard is ideal for summer fun, complete with a deck, storage shed, and an above-ground pool. The yard is also enhanced with a variety of beautiful perennials and grape-producing vines-perfect for those with a green thumb! Explore the multi-media link for a full 3D tour and book your showing today-this is an incredible opportunity you donâ€™t want to miss!



## Essential Information

MLS® #

202513430

Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,504
Acres	0.10
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 3rd, 2025

### Community Information

Address	18 Mill Avenue
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 1E1

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Gravel, Single
Has Pool	Yes
Pool	Above Ground

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless
Cooling	Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

### **School Information**

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

### **Additional Information**

Zoning	Res
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### **Listing Details**

Listing Office	Royal LePage Cumberland Realty Ltd.
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