

# \$327,000 - 46 Wellington Court, Truro

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MLS® #202513528

**\$327,000**

2 Bedroom, 2.00 Bathroom, 1,875 sqft

Residential on 0.07 Acres

N/A, Truro, NS

Move quickly on this one. Situated in cozy Wynn Park Retirement Village, this amazing property is ideal for those wanting to downsize, yet having an abundance of space with over 1800 sq ft of living area. Situated close to the Hospital, shopping, rec center, moments from downtown and the Halifax highway makes this a perfect location to reside. The spacious main floor has an open concept layout with loads of cabinets in the kitchen along with a center island. The spacious living room is great for entertaining when family and friends visit. There is a nice dining space for those special meals where guests can relax or step through the garden doors to the rear deck to enjoy summer heat . The primary bedroom and full bath are also located on this level Down is a large rec room complete with propane stove, bedroom (not proper window egress)full bath with laundry and two other rooms. There is also ground level access to the rear yard. This gem should be viewed quickly or it will be gone.



Built in 2002

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 202513528 |
| Price      | \$327,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                         |
|----------------|-------------------------|
| Square Footage | 1,875                   |
| Acres          | 0.07                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | July 31st, 2025         |

### Community Information

|              |                                |
|--------------|--------------------------------|
| Address      | 46 Wellington Court            |
| Area         | Northern Region                |
| District     | 104-Truro/Bible Hill/Stewiacke |
| Sub-District | N/A                            |
| City         | Truro                          |
| County       | Colchester                     |
| Province     | NS                             |
| Postal Code  | B2N 7A8                        |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Utilities      | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                          |
| Parking        | Carport, No Garage, Paved, Single                                          |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                                  |
| Appliances        | Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator |
| Heating           | Baseboard                                                          |
| # of Stories      | 1                                                                  |
| Stories           | One and One Half                                                   |
| Has Basement      | Yes                                                                |
| Basement          | Full, Finished, Walk-Out Access                                    |

### Exterior

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Lot Description | 0.5 to 0.99 Acres, Landscaped, Sloping/Terraced |
| Roof            | Asphalt                                         |
| Construction    | Wood Siding                                     |
| Foundation      | Concrete Perimeter                              |

**School Information**

|            |                             |
|------------|-----------------------------|
| Elementary | Truro Elementary School     |
| Middle     | Truro Junior High School    |
| High       | Cobequid Educational Centre |

**Additional Information**

|        |     |
|--------|-----|
| Zoning | TBV |
|--------|-----|

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Truro Real Estate |
|----------------|--------------------------------|

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