

\$199,900 - 72 Lower Laplanche Street, Amherst

MLS® #202513804

\$199,900

4 Bedroom, 2.00 Bathroom, 1,663 sqft

Residential on 0.11 Acres

N/A, Amherst, NS

Charming Home Close to Downtown and Robb Centennial Ball Park! Nestled just minutes from downtown and directly across from the Robb Centennial Ball Park Complex, this lovely home combines convenience with charm. The main floor boasts a spacious family room featuring a cozy wood stove, a large country-style eat-in kitchen perfect for gatherings, a practical laundry room, a three-piece bathroom, a formal dining room that can double as a fourth bedroom, and a formal living room ideal for entertaining or relaxing. Upstairs, youâ€™ll find a recently updated four-piece bathroom, three well-appointed bedrooms, and an impressive amount of storage to meet all your needs. This home blends character with modern updates, including new roof shingles installed in 2023, new windows added in 2020, and sleek exterior doors replaced in 2018. Whether youâ€™re looking for a comfortable family space or a picturesque location close to recreational amenities, this property offers it all. With its thoughtful layout, charming features, and proximity to community landmarks, this home is a must-see for those seeking style and functionality in one delightful package.



Essential Information

MLS® # 202513804

Price \$199,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,663
Acres	0.11
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 31st, 2025

Community Information

Address	72 Lower Laplanche Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 1Z4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Paved, Single

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Refrigerator
Heating	Baseboard, Forced Air, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
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	Residential
--------	-------------

Listing Details

Listing Office	Coldwell Banker Performance Realty
----------------	------------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on October 13th, 2025 at 2:47am ADT