

\$125,000 - 34 Clarence Street, Amherst

MLS® #202514258

\$125,000

4 Bedroom, Bathroom,
Residential Income on 0.13 Acres

N/A, Amherst, NS

Check out this spacious duplex featuring two generous two-bedroom units—one up, one down. The building is solid and sits level, offering a strong foundation and layout to bring your vision to life. With some updates, this property has the potential to become a standout rental or a rewarding flip project for the handy investor.



Essential Information

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|-----------|--------------------|
| MLS® # | 202514258 |
| Price | \$125,000 |
| Bedrooms | 4 |
| Acres | 0.13 |
| Type | Residential Income |
| Sub-Type | Duplex |
| Status | Closed |
| Date Sold | August 15th, 2025 |

Community Information

| | |
|--------------|--------------------------------|
| Address | 34 Clarence Street |
| Area | Northern Region |
| District | 101-Amherst, Brookdale, Warren |
| Sub-District | N/A |
| City | Amherst |
| County | Cumberland |
| Province | NS |
| Postal Code | B4H 3P1 |

Amenities

| | |
|----------------|----------------------------------|
| Utilities | Cable Connected, Phone Connected |
| Parking Spaces | 1 |
| Parking | Paved, Single |

Interior

| | |
|--------------|---------------------|
| Heating | Forced Air, Furnace |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-----------------|-----------------|
| Lot Description | Under 0.5 Acres |
| Roof | Asphalt |
| Construction | Vinyl Siding |
| Foundation | Stone |

School Information

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

Additional Information

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|--------|------|
| Zoning | Resi |
|--------|------|

Listing Details

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|----------------|-------------------------------------|
| Listing Office | Royal LePage Cumberland Realty Ltd. |
|----------------|-------------------------------------|

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Listing information last updated on October 14th, 2025 at 12:35pm ADT