

\$184,900 - 44 Clarence Street, Amherst

MLS® #202517237

\$184,900

3 Bedroom, 1.50 Bathroom, 1,526 sqft
Residential on 0.13 Acres

N/A, Amherst, NS

3-Bedroom Home in a Great Location – Steps from Schools This 3-bedroom, 1.5-bath home is perfectly located just a stone’s throw from all levels of school, making it an ideal option for families. Set on a nice lot with a fully fenced backyard, the property also features a baby barn for additional storage and a newer steel roof for added durability. Inside, the home offers high ceilings and three generously sized bedrooms. The main floor includes a laundry area, updated wiring with a generator hookup, and newer windows throughout. With a functional layout and a prime location, this home offers a great opportunity to settle into a well-established neighborhood with convenience and space.



Built in 1939

Essential Information

MLS® #	202517237
Price	\$184,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,526
Acres	0.13
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Date Sold	August 29th, 2025

Community Information

Address	44 Clarence Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3P4

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Shared

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Refrigerator
Heating	Hot Water, Radiator
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt, Steel
Construction	Masonite/Colour Lock, Other
Foundation	Other, Stone

School Information

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

Additional Information

Zoning	Residentia
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Listing Details

Listing Office Coldwell Banker Performance Realty

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