

# \$539,900 - 212 Victoria Street E, Amherst

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MLS® #202518515

**\$539,900**

4 Bedroom, 2.00 Bathroom, 2,765 sqft

Residential on 0.68 Acres

N/A, Amherst, NS

SUPERIOR CRAFTSMANSHIP! This impeccably built, second-owners bungalow has been lovingly maintained since day one. Set back from the road on a private ¾-acre lot, the home boasts breathtaking, unobstructed views of the Tantramar Marsh—truly one of a kind! Step into the welcoming foyer and immediately feel the quality of construction. The main floor offers a bright and spacious living room, a formal dining area, an absolute breathtaking new custom kitchen with ample storage and a breakfast/coffee nook. The main floor continuously to offer a large primary, generously size second bedroom and a beautifully renovated full bath. The fully finished lower level adds impressive versatility, featuring two additional bedrooms, a second full renovated bath, a cozy den/family room, laundry room, cold room, and direct access to the built-in garage. Whether you're looking for a spacious single-family layout, in-law suite potential, or even conversion into two separate units—this home delivers options. Major updates include roof shingles, vinyl windows, siding, mini split heat pumps, bathrooms renovation and kitchen! Covering all the big-ticket items! A rare opportunity to own a well-built home in an unbeatable setting—this property is a must-see!



## Essential Information

MLS® #	202518515
Price	\$539,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,765
Acres	0.68
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 29th, 2025

### Community Information

Address	212 Victoria Street E
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 1Y9

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single, Garage, Heated Garage, Wired, Circular Driveway, Paved
# of Garages	1

### Interior

Interior Features	High Speed Internet
Heating	Forced Air
Has Basement	Yes
Basement	Full, Finished

### Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Partial Landscaped
Roof	Asphalt
Construction	Shingle Siding

Foundation                      Concrete Perimeter

**School Information**

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

**Additional Information**

Zoning                              Res

**Listing Details**

Listing Office                      RE/MAX County Line Realty Ltd.

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