

\$169,900 - 40 Park Street, Amherst

MLS® #202518875

\$169,900

3 Bedroom, 1.00 Bathroom, 867 sqft

Residential on 0.14 Acres

N/A, Amherst, NS

Charming 3-Bedroom Starter Home in a Prime Location This 3-bedroom, 1-bath home is an excellent opportunity for a young family or couple entering the market. Situated on a generous lot, the property offers both comfort and convenience—just minutes from shopping, services, and a newer elementary school. Recent updates include a brand-new oil tank installed in 2025, along with a newly built back deck and front step—perfect for outdoor relaxation or hosting friends and family. Inside, the home features a cozy and functional layout with great potential to personalize and make it your own. Whether you're looking for a first home or a smart investment in a family-friendly neighborhood, this property offers outstanding value.



Essential Information

MLS® #	202518875
Price	\$169,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	867
Acres	0.14
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 27th, 2025

Community Information

Address	40 Park Street
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst
County	Cumberland
Province	NS
Postal Code	B4H 2R5

Amenities

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

Interior

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

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

School Information

Elementary	West Highlands Elementary School
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

Additional Information

Zoning	Res
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Listing Details

Listing Office	Coldwell Banker Performance Realty
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