

\$409,500 - 11 Heritage Drive, Antigonish County

MLS® #202522367

\$409,500

4 Bedroom, 3.00 Bathroom, 2,424 sqft

Residential on 0.22 Acres

N/A, Antigonish County, NS

11 Heritage Drive â€“ STFX --Antigonish County Family Home or Turnkey Investment Property (6 Bdrm, 3 Ba 2424 sq. Ft.) Perfectly situated on the edge of Antigonish (1 km, 7 min) walking distance to St. FX University, this versatile side-split offers the rare combination of family comfort and significant rental income. Property highlights include -a beautifully landscaped corner lot with curb appeal-Large back deck ideal for outdoor entertaining-Double paved driveway for ample parking-Bright side porch entry leading into an open kitchen & dining area-Spacious living room with hardwood floors and natural light. This property boasts 2424 sq. Ft. of living space over 4 spacious levels. The upper level: three comfortable bedrooms + full 4-piece bath. Main level: has a bright spacious kitchen that flows into the open dining area and a separate living room. The lower level: large rec room with cozy wood-burning fireplace, +2nd full 4-piece bath, and a fourth bedroom. The basement: finished space includes a large laundry/multipurpose room + 3rd full 4-piece bathroom and two additional rooms currently used as bedrooms (note: egress windows required to meet code). An Ideal investment opportunity for the savvy investor wanting secure cash flow or the parents of students looking for a safe secure student housing unit. This property is currently rented until May 2026 â€“ offering immediate, reliable annual rental income of \$47,000.00. and a 7.8 CAP rate. Antigonish has an exceptionally strong



demand from university students and professionals. The flexible layout makes it ideal for multi-tenant use or family friendly. 11 Heritage Dr. is located just minutes to St. FX along with all town amenities, including schools, shops, and recreation. Whether youâ€™re seeking a turnkey income property or a family seeking a spacious, versatile home near St. FX, this property delivers both.

Built in 1991

Essential Information

MLS® #	202522367
Price	\$409,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,424
Acres	0.22
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 31st, 2025

Community Information

Address	11 Heritage Drive
Area	Highland Region
District	302-Antigonish County
Sub-District	N/A
City	Antigonish County
County	Antigonish
Province	NS
Postal Code	B2G 2T5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	No Garage, Double, Paved
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Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Fireplace(s)
Stories	Side Split
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Antigonish Education Centre
Middle	St. Andrew Junior School
High	Dr. John Hugh Gillis Regional High School

Additional Information

Days on Market	15
Zoning	Residentia

Listing Details

Listing Office	Re/Max Park Place Inc. (Antigonish)
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Listing information last updated on October 14th, 2025 at 6:02am ADT