

# \$439,000 - 33 Xavier Drive, Antigonish

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MLS® #202523484

**\$439,000**

3 Bedroom, 2.00 Bathroom, 2,507 sqft

Residential on 0.14 Acres

N/A, Antigonish, NS

Located in a desirable, central area of Antigonish overlooking the high school, this spacious bungalow offers both comfort and opportunity! Large windows and a family room addition with vaulted ceilings fill the kitchen, dining, and living areas with natural light, creating a warm and inviting atmosphere. Originally designed with 3 bedrooms on the main floor, the current owners have combined 2 bedrooms to create a generously sized primary suite with ample closet space—easily converted back to its original layout, if desired. A spacious porch with laundry facilities and extra storage is on the main floor as well as a large deck which overlooks the town. The walk-out daylight basement features a private side entrance, offering access to a potential 3-bedroom apartment. It includes rough-ins for a full bathroom and laundry, as well as an open-concept layout ideal for kitchen and living areas. Currently a well-maintained single-family home, this property also presents excellent investment potential. With the right renovations, it could be converted into a 4-unit main-floor complex and a 3-unit lower-level suite, maximizing rental income. Just minutes from all amenities and located in a prime part of Antigonish, this property is perfect for families, investors, or anyone looking for flexible living options in a sought-after community.



## Essential Information

MLS® #	202523484
Price	\$439,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,507
Acres	0.14
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 27th, 2025

### Community Information

Address	33 Xavier Drive
Area	Highland Region
District	302-Antigonish County
Sub-District	N/A
City	Antigonish
County	Antigonish
Province	NS
Postal Code	B2G 1G8

### Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Paved

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Ductless, Stove
Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Full

### Exterior

Lot Description	Under 0.5 Acres, Landscaped
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	22
Zoning	Residentia

### **Listing Details**

Listing Office	Viewpoint Realty Services Inc.(Antigonish)
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