

Kings County

202 Gaspereau Avenue

\$549,900



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Description

Located on a large, well landscaped private lot, minutes from downtown Wolfville and Acadia University. This single family with in-law suite has been well cared for and upgraded over the years with a focus on maintaining its original charm and character, while offering modern updates and comforts. There are two bedrooms conveniently located on the main level with two additional bedrooms upstairs. The main level's layout presents a bright and airy design, ideal for a growing family or as a rental opportunity due to its close proximity to Acadia and in-suite. The home showcases a bright, spacious living room, perfect for entertaining or relaxing, a bright

dining room with large windows which leads to the expansive kitchen featuring an open pantry and wood-burning fireplace. The gas-burning stove compliments the well designed space adding an extra layer of warmth and comfort. The basement features a fully-equipped in-law suite with a separate walk-out entrance, full kitchen, bedroom and bath. The home is equipped with heat pumps to maintain optimal temperature year round with a focus on efficiency. If you are seeking a unique property that combines character, functionality and location, look no further. Schedule your viewing today and experience this charming home for yourself!

Specifications

MLS® Number	202601354
Class	Residential
Type	Single Family
Bedrooms	5
Bathrooms (full/half)	2/1
Main Living Area	2,020 sq. ft.
Total Living Area	3,100 sq. ft.
Age	90 years old
Parking	Multiple
Garage	none
Flooring	Ceramic,Laminate,Linoleum,Vinyl
Heating	Baseboard,Heat Pump -Ductless,Ductless Cooling
Fuel Type	Electric,Wood
Water Source	Sandpoint
Sewage Disposal	Municipal

Room Sizes

Main Floor

Living Room	20'1"X16'
Dining Room	9'4"X17'
Kitchen	10'10"X21'8"
Dining Nook	3'10"X3'3"
Bath 1	6'6"X9'3"
Laundry/Bath	3'7"X7'
Primary Bedroom	14'1"X12'8"
Ensuite Bath 1	3'10"X5'2"
Bedroom	9'4"X10'7"

2nd Level

Bedroom	16'8"X13'6"
Bedroom	10'8"X13'5"

Basement

Living Room	12'4"X11'9"
Kitchen	14'X10'10"
Bath 3	7'8"X6'-jog
Bedroom	9'9"X11'10"
Utility	7'7"X16'2"
Storage	14'9"X3'9"
Storage	3'9"X8'11"

Income Information

Rental Income	Potential
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Location



Photos





