

\$329,900 - 45 Alma Street, Yarmouth

MLS® #202509748

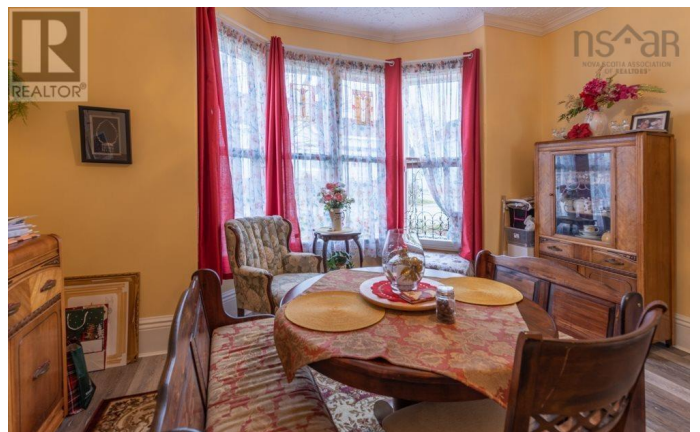
\$329,900

4 Bedroom, 2.00 Bathroom, 2,739 sqft

Single Family on 0.18 Acres

Yarmouth, Yarmouth, Nova Scotia

Welcome to 45 Alma Street, a beautifully preserved Italianate-style home nestled in the heart of Yarmouth. Built circa 1887, this charming two-storey residence offers over 2,400 sq. ft. of living space, rich with historic detail and thoughtfully updated for modern comfort. From the moment you arrive, you'll notice the classic architectural elements: wide eaves with decorative brackets, two-storey bay windows, and original wood trim. Inside, a spacious foyer welcomes you with a striking staircase and high ceilings. The main level features a flexible floor plan with a bright living room, a large dining room, full bathroom, generous kitchen, storage pantry, and laundry room with access to a private side deck, perfect for morning coffee. A versatile main floor bedroom doubles as an office or den. Upstairs, the second floor offers three large bedrooms (two with beautiful bay windows), a newly updated linen closet, full bathroom with shower, and a cozy reading nook. There's even potential for a fifth bedroom. The third level provides excellent storage or expansion opportunities. Recent upgrades include a new roof on the main house and side porch, fresh paint, updated flooring, an energy-efficient ducted heat pump system, ensuring year-round comfort. Set on a well-maintained corner lot lined with hedges and shrubs, this property is just a short walk to Yarmouth Elementary School, shops, restaurants, cafes, and even a local brewery. Whether you're drawn to its historic charm, spacious layout, or



income potential, 45 Alma Street is a rare find
in a vibrant coastal community. (id:6289)

Essential Information

Listing #	202509748
Price	\$329,900
Bedrooms	4
Bathrooms	2.00
Square Footage	2,739
Acres	0.18
Type	Single Family
Sub-Type	Freehold

Community Information

Address	45 Alma Street
Subdivision	Yarmouth
City	Yarmouth
Province	Nova Scotia
Postal Code	B5A3G7

Amenities

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship
Parking	Gravel, Parking Space(s)

Interior

Appliances	Range - Electric, Dishwasher, Dryer, Washer, Refrigerator
Cooling	Heat Pump
# of Stories	2

Exterior

Exterior	Wood shingles, Wood siding
Exterior Features	Landscaped
Foundation	Stone

Listing Details

Listing Office	Modern Realty
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