# \$260,000 - 2917 Highway 308 Highway, Amiraults Hill

MLS® #202513441

## \$260,000

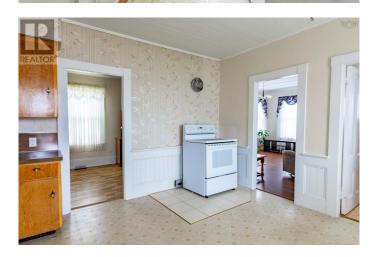
4 Bedroom, 1.00 Bathroom, 1,275 sqft Single Family on 1.89 Acres

Amiraults Hill, Amiraults Hill, Nova Scotia

Charming Country Home in Amiraults Hill 1.9 Acres of Opportunity! Located in the peaceful community of Amiraults Hill, this charming 4-bedroom, 1-bathroom home offers country living with essential system updates! Set on a generous 1.9-acre property, which includes an extra lot for space and privacy. Originally built around 1910, this well-maintained home features a recently installed forced-air oil furnace (2018) that was freshly serviced in January 2025, ensuring cozy winters for years to come. Enjoy peace of mind with major updates including a new dug well (2024), a new septic and field bed (2024), and a new piston pump (2024). The home also has upgraded electrical work with new outlets in every room, switched lights in all bedrooms, and hardwired smoke detectors for added safety. Outdoor living is made even better with new outdoor GFI outlets and a GFI-protected bathroom. Step inside to find a spacious layout with four comfortable bedrooms and a full bath, providing ample space for your family or guests. While the home has been thoughtfully maintained over the years, it offers a fantastic opportunity for cosmetic updates to truly make it your own. Located just minutes from local amenities in Tusket and only 1520 minutes to the town of Yarmouth, this property combines a convenient location with the tranquillity of rural living. If youre seeking a character-filled home with modern systems already in place and room to add your personal touch, this Amiraults Hill property is ready to welcome







#### Built in 1910

### **Essential Information**

Listing # 202513441

Price \$260,000

Bedrooms 4

Bathrooms 1.00

Square Footage 1,275

Acres 1.89

Year Built 1910

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 2917 Highway 308 Highway

Subdivision Amiraults Hill
City Amiraults Hill
Province Nova Scotia

Postal Code B0W3M0

### **Amenities**

Amenities Place of Worship

Features Treed

Parking Gravel, Shared

### Interior

Appliances None

# of Stories 2

### **Exterior**

Exterior Wood shingles

Exterior Features Partially landscaped

Foundation Stone

## **Listing Details**

Listing Office Modern Realty





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