

# \$369,900 - 117 Pictou Road, Bible Hill

MLS® #202522468

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,887 sqft

Single Family on 0.26 Acres

Bible Hill, Bible Hill, Nova Scotia

Located in the friendly Village of Bible Hill, this 2 bedroom, 2 bathroom bungalow is ready for new owners. Bible Hill, with approx 5,000 people; is a great community just across the Salmon River from Truro. It's close to everything you need, with shops, parks and schools like Bible Hill Consolidated Elementary and Bible Hill Junior High within walking distance. You're also just a short walk or 7 minute drive to downtown Truro for more shopping, dining and the Truro Farmer's Market. The nearby Cobequid Trail and Bible Hill Recreation Park, with its sports fields, splash pad and walking loop are perfect for family fun or a relaxing stroll. Plus, it's only a 15 minute walk to Dalhousie University's Agricultural Campus, great for students or staff. Updated between 2022-2024, this home has newer metal roof and vinyl siding on both the house and garage, newer windows, patio doors and fresh flooring throughout. Bright light fills the rooms, with newer paint throughout main floor, and a cozy fireplace insert, great for warm evenings. The upstairs bathroom has a new shower, vanity and toilet plus a new kitchen backsplash and updated lights for a modern look. The large yard, with a partial fence features fruit trees and is perfect for outdoor fun or gardening. The newer side deck is great for relaxing and the house has wheelchair access including an Acorn stair lift for easy movement. The seller has recently replaced the furnace, oil tank, and hot water tank in the home. The lot is zoned R3-zoned.



The garage has an updated 200 amp electrical panel, new hot water tank, new drywall, shower, toilet, doors, windows and its own power on a separate meter, and it could be turned into a rental unit or mother in-law suite with some additional work. Newer stainless steel appliances make this home ready to move in. Check out this updated bungalow in the heart of Bible Hill! (id:6289)

Built in 1964

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 202522468     |
| Price          | \$369,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Half Baths     | 1             |
| Square Footage | 1,887         |
| Acres          | 0.26          |
| Year Built     | 1964          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 117 Pictou Road |
| Subdivision | Bible Hill      |
| City        | Bible Hill      |
| Province    | Nova Scotia     |
| Postal Code | B2N2S2          |

**Amenities**

|              |                                                                           |
|--------------|---------------------------------------------------------------------------|
| Amenities    | Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship |
| Features     | Wheelchair access, Level, Gazebo, Sump Pump                               |
| Parking      | Detached Garage, Garage, Gravel                                           |
| # of Garages | 2                                                                         |

**Interior**

|              |                                               |
|--------------|-----------------------------------------------|
| Appliances   | Range - Electric, Dryer, Washer, Refrigerator |
| Fireplace    | Yes                                           |
| # of Stories | 1                                             |
| Has Basement | Yes                                           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Vinyl           |
| Exterior Features | Landscaped      |
| Foundation        | Poured Concrete |

## Listing Details

Listing Office      Hants Realty Ltd.



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