

# \$299,900 - 91 Cliff Street, Yarmouth

MLS® #202509225

**\$299,900**

3 Bedroom, 1.00 Bathroom, 1,242 sqft

Single Family on 0.22 Acres

Yarmouth, Yarmouth, Nova Scotia

Welcome to 91 Cliff Street - Charm, Character & Opportunity! Nestled on a spacious 9,600 sq. ft. corner lot in the heart of Centertown Yarmouth, this beautifully maintained 3-bedroom, 1-bath home is ideal as a cozy primary residence or a smart rental investment. Step inside to discover a warm and inviting main floor featuring a bright, open-concept living and dining area with a classic wood-burning fireplace-perfect for cozy evenings. The fully renovated kitchen offers modern functionality with timeless appeal, and a versatile main-floor bedroom could also serve as a convenient home office. Upstairs, you'll find two comfortable bedrooms and a stylishly renovated bathroom, complete with a custom-tiled shower. Much of the home retains its original hardwood flooring and classic charm, seamlessly blended with modern updates. Recent upgrades include a new heat pump, newer furnace, updated electrical panel, and a newer oil tank, providing peace of mind for years to come. Additional highlights include a single-car garage with breezeway access, a concrete driveway, and great curb appeal. Whether you're looking to settle into a welcoming community or expand your investment portfolio, this home checks all the boxes. Don't miss your chance to see all that 91 Cliff Street has to offer! (id:6289)



## Essential Information

Listing #	202509225
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,242
Acres	0.22
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	91 Cliff Street
Subdivision	Yarmouth
City	Yarmouth
Province	Nova Scotia
Postal Code	B5A3J7

### Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship
Features	Level, Sump Pump
Parking	Concrete, Detached Garage, Garage
# of Garages	2

### Interior

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

### Exterior

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Poured Concrete

### Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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