

Sackville

## 93 Nelson Drive

\$510,000



**Anne Pryde**

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### Description

This 6 bedroom, 2 bath home has been lovingly cared for by the same family since it was originally built in 1974. Thoughtful updates and quality improvements were made as the family grew resulting in the solid home you can move right into. Enjoy large gatherings on the back deck or quiet nights around the fireplace. The generous family room can host all sorts of birthday parties and sleepovers. The community offers English and French P-12 education options with Caudle Park Elementary just around the corner. Only a few minutes walk to the public access to First Lake for swimming and paddling. The spacious yard boasts established

flowering shrubs, intentionally planted to bring colour and privacy year round. There is an extensive list of maintenance upgrades and features available upon request.

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## Specifications

|                         |                                  |
|-------------------------|----------------------------------|
| MLS <sup>®</sup> Number | 202421909                        |
| Class                   | Residential                      |
| Type                    | Single Family                    |
| Bedrooms                | 6                                |
| Bathrooms (full/half)   | 1/1                              |
| Main Living Area        | 1,050 sq. ft.                    |
| Total Living Area       | 1,948 sq. ft.                    |
| Age                     | 50 years old                     |
| Parking                 | Paved Driveway                   |
| Flooring                | Carpet,Ceramic,Hardwood,Laminate |
| Heating                 | Baseboard,Hot Water              |
| Fuel Type               | Oil                              |
| Water Source            | Municipal                        |
| Sewage Disposal         | Municipal                        |

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## Room Sizes

### Main Floor

|             |             |
|-------------|-------------|
| Living Room | 15 x 13'2"  |
| Dining Room | 11x13'2"    |
| Kitchen     | 10'9"x11'2" |
| Bath 1      | 10'9"x4'10" |

|                    |              |
|--------------------|--------------|
| Primary Bedroom    | 10'9"x12'5"  |
| Bedroom            | 13'x8'11"    |
| Bedroom            | 9'9"x7'1"    |
| Main Hallway       |              |
| <u>Lower Level</u> |              |
| Utility            | 6'11"x9'8"   |
| Family Room        | 18'5"x11'10" |
| Storage            | 12'5"x7'7"   |
| Bedroom            | 11'6"x7'6"   |
| Laundry/Bath       | 7'5"x6'9"    |
| OTHER              | 3'7"x6'9"    |
| Bedroom            | 10'11"x6     |
| Bedroom            | 10'11"x8'7"  |
| 2nd Hallway        |              |

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## Income Information

|               |           |
|---------------|-----------|
| Rental Income | Potential |
|---------------|-----------|

# Location





# Photos







