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2 Placid Court, Yarmouth NS B5A 4N5

\$469,000

Modern Realty



Beautifully Maintained 5 Bedroom, 3 Bath Home with Walkout Basement! This spacious ~3,600 sqft home is designed for comfort, function, and style. Built with energy-efficient ICF construction and infloor heat throughout, perfect for families or those needing extra space. The main level includes a welcoming entry, a bright kitchen with breakfast nook, a formal dining area, cozy living room, and convenient main-floor laundry. The primary suite offers a large walk-in closet and private ensuite. Downstairs, the fully finished walkout basement adds incredible living space with 2 bedrooms, a rec room, oversized bonus room, and a workshop in the utility room. Enjoy year-round comfort with 3 heat pumps (2023), a new roof (2024), and central vacuum system. Outside, relax on the front or back deck, watch sunsets. The paved driveway, 12x10 storage shed, and garbage storage enclosure are nice features. This well-kept home offers the perfect blend of space, updates, and is located in one of Yarmouth's most sought after neighborhoods!

Schools

Elementary School:	Meadowfields Community School
Junior/Middle School:	Maple Grove Education Centre
High School:	Yarmouth Consolidated Memorial High School

MLSO202510636FID90199209FJDSingle Family ResidenceTYPESingle Family ResidenceYear Built2001Bedrooms5+Bathrooms3Building Dimensions3614 Square FeetLot Size0.1715 acresWaterMunicipalFireplace/sElectricSewerMunicipalHeating Ductless, Hot Water, n FloorRoofAsphaltOutbuilding/sDeck, Shed(s)Flooring Carpet, aminate, Valk-Out XeresStories2		
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Basement Full, Partially Finished, Walk-Out Access Access	Outbuilding/s	
Finished, Walk-Out Access	Flooring	Laminate,
Stories 2	Basement	Finished, Walk-Out
	Stories	2

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