



55 Starrs Road, Yarmouth, Nova Scotia B5A 2T2 • Ph: 902-742-9163 • E: sales@trinavrealty.com

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 in-floor 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

MLS®	202510636
PID	90199209
Type	Single Family Residence
Year Built	2001
Bedrooms	5+
Bathrooms	3
Building Dimensions	3614 Square Feet
Lot Size	0.1715 acres
Water	Municipal
Fireplace/s	Electric
Sewer	Municipal
Heating	Ductless, Hot Water, In Floor
Roof	Asphalt
Outbuilding/s	Deck, Shed(s)
Flooring	Carpet, Laminate, Vinyl
Basement	Full, Partially Finished, Walk-Out Access
Stories	2

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