

\$319,900 - 178 Borden Avenue, Borden-Carleton

MLS® #202518893

\$319,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.30 Acres

Borden-Carleton, Borden-Carleton, Prince
Edward Island

Welcome to 178 Borden Avenue in Borden-Carleton, PEI! This charming property, built 107 years ago, has a rich history and has undergone remarkable transformations. It served as a hospital during the Spanish Flu outbreak of 1918-1919, then became a church, and has since been converted into a cozy two-bedroom, two-bathroom family home with an office that could also be a third bedroom. The current owner, an artist, has effectively used the foyer/entrance and a spacious 27' x 18.6' room at the front of the house to showcase her work, demonstrating its excellent potential as a business space. Its prime location, just minutes from the Confederation Bridge, Gateway Village, and the beach, makes it an ideal opportunity for an entrepreneur, further enhanced by its residential/commercial zoning. Around 2010, the building underwent extensive renovations, including being taken down to the studs, redesigned, rewired, and replumbed. Modern updates include 200 amp service, a new metal roof and eavestroughs installed in 2015, All interior doors are 34", making future wheelchair accessibility possible. New main level windows were added in 2020, and a double paved driveway in 2021. The main floor offers approximately 1100 square feet of finished living space, boasting expansive 12-foot ceilings and generous 7' x 3' windows that provide abundant natural light and scenic views. For your comfort, the home is equipped



with two heat pumps, convect air heaters, and an 85,000 BTU Napoleon wood stove, ensuring your heating and cooling needs are met. You can find more details about the owner's commitment to improvements in the updates document. (id:6289)

Built in 1918

Essential Information

Listing #	202518893
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Acres	0.30
Year Built	1918
Type	Single Family
Sub-Type	Freehold

Community Information

Address	178 Borden Avenue
Subdivision	Borden-Carleton
City	Borden-Carleton
Province	Prince Edward Island
Postal Code	C0B1X0

Amenities

Amenities	Park, Playground
Features	Paved driveway
Parking	Parking Space(s)
View	Ocean view

Interior

Appliances	Range - Electric, Dishwasher, Dryer, Washer, Refrigerator
Heating	Electric, Wood Wall Mounted Heat Pump, Not known
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Poured Concrete

Listing Details

Listing Office CENTURY 21 NORTHUMBERLAND REALTY



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