

\$340,000 - 8882 Highway 1, Meteghan River

MLS® #202501422

\$340,000

3 Bedroom, 2.00 Bathroom, 1,643 sqft

Single Family on 2.71 Acres

Meteghan River, Meteghan River, Nova Scotia

Nestled in the heart of Meteghan River, this impeccably maintained 3-bedroom, 1.5-bath home offers breathtaking views of St. Marys Bay and its iconic sunsets, all while being conveniently located near local amenities and just 25 minutes from Yarmouth. Upon entering, you will be greeted by a brand-new kitchen featuring modern appliances, a propane cooktop, and a thoughtfully designed half bath/laundry room nearby. The main level flows seamlessly with an open-concept dining and living area leading to a versatile office or sunroom. Upstairs, three generously sized bedrooms and a full bath provide comfort and functionality. Built on one of the finest stone foundations, the dry, usable basement underscores the homes exceptional care and craftsmanship. Recent upgrades include a new roof, hot water on demand to drastically reduce energy costs, and a generator panel for added convenience. A propane hookup on the new patio area makes grilling a breeze and is a great space to enjoy the warm summer nights. Additional updates such as window replacements and a new chimney liner further enhance the home and its reliability. The expansive lot includes a wired single garage with a greenhouse, a storage shed, and municipal sewage. An extra two acres of adjoining land, complete with a separate well and driveway, was recently added to the property - adding incredible value to this already exceptional property. This charming home is a perfect blend of comfort, efficiency,



and location, ready to welcome its next owners. (id:6289)

Built in 1934

Essential Information

Listing #	202501422
Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,643
Acres	2.71
Year Built	1934
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8882 Highway 1
Subdivision	Meteghan River
City	Meteghan River
Province	Nova Scotia
Postal Code	B0W2L0

Amenities

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship, Beach
Parking	Detached Garage, Garage, Gravel, Paved Yard, Shared
# of Garages	2
View	Harbour, Ocean view, View of water

Interior

Appliances	Cooktop - Gas, Oven, Dishwasher, Dryer, Washer, Refrigerator
Cooling	Heat Pump
# of Stories	2
Basement	Walk out

Exterior

Exterior	Wood siding
Exterior Features	Landscaped

Foundation

Stone

Listing Details

Listing Office

EXP Realty of Canada Inc.



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