

# \$199,000 - 248 Balmoral Road, West New Annan

MLS® #202512771

**\$199,000**

2 Bedroom, 1.00 Bathroom, 672 sqft

Single Family on 0.94 Acres

West New Annan, West New Annan, Nova Scotia

Welcome to this charming and move-in ready cottage nestled in the serene community of West New Annan. Perfect as a starter home or weekend getaway, this two-bedroom, one-bathroom property offers a cozy and inviting atmosphere for individuals, couples, or small families looking to settle into a peaceful rural setting. As you step inside, you'll be greeted by a bright open-concept layout that seamlessly connects the kitchen and living room, creating a comfortable and functional space ideal for daily living and entertaining. The home has undergone a series of thoughtful updates designed to enhance both style and comfort. Previous upgrades (since 2023) include: bathroom features a brand-new tub surround, vanity, and toilet. Plumbing has been updated, and the home is now equipped with a new water treatment system that includes a UV filter and sediment filtration. A new water pump, pressure tank, hot water tank and septic tank have also been installed, offering peace of mind for years to come. Additional improvements include new insulation under the floors, complete with fiberglass and polyplastic, ensuring greater energy efficiency and comfort. Outside, a new side deck at the entrance invites you to enjoy the tranquil surroundings, while the gravel driveway and parking area have been refreshed for a clean, welcoming look. The exterior of the home has seen major upgrades as well. New gravel, polyplastic, and skirting



have been added to the underside of the home. The garage has been freshly painted to match the house, and an old barn has been removed from the property, adding to the tidy, well-kept appearance. The wired single-car garage offers the perfect space for parking, storage, or a workshop, while an additional shed provides even more room for outdoor tools and equipment. Located just five minutes from the charming village of Tatamagouche, you'll enjoy easy access to local shops, restaurants, and community events perfect for dowsizers or first time home buyers! (id:6289)

Built in 2004

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 202512771     |
| Price          | \$199,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Square Footage | 672           |
| Acres          | 0.94          |
| Year Built     | 2004          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 248 Balmoral Road |
| Subdivision | West New Annan    |
| City        | West New Annan    |
| Province    | Nova Scotia       |
| Postal Code | B0K1V0            |

**Amenities**

|              |                                                      |
|--------------|------------------------------------------------------|
| Amenities    | Golf Course, Park, Shopping, Place of Worship, Beach |
| Features     | Treed, Recreational                                  |
| Parking      | Detached Garage, Garage                              |
| # of Garages | 2                                                    |

**Interior**

|              |                                               |
|--------------|-----------------------------------------------|
| Appliances   | Stove, Dryer - Electric, Washer, Refrigerator |
| Cooling      | Heat Pump                                     |
| # of Stories | 1                                             |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior          | Vinyl      |
| Exterior Features | Landscaped |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Keller Williams Select Realty (Truro) |
|----------------|---------------------------------------|



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