

# \$1,390,000 - 9878 Main Street, Canning

MLS® #202516976

**\$1,390,000**

5 Bedroom, 4.00 Bathroom, 3,802 sqft

Single Family on 2.08 Acres

Canning, Canning, Nova Scotia

Live, work, host, and create all within one beautifully designed structure offering a main residence, private apartment, professional office suite, and expansive workshop. A rare and remarkable offering just steps from the charming heart of Canning where you can walk to all amenities; 15 minutes from Wolfville and Acadia University and excellent access to the highway. This distinctive waterfront property is a harmonious blend of architectural elegance and thoughtful design. Set along the banks of the Habitant River, the residence is nestled among beautifully landscaped grounds filled with mature flowering trees and shrubs, and spacious gardens, offering a tranquil retreat. The main home, an artful two-bedroom, two-bathroom masterpiece, is flooded with natural light and features a striking west-facing solarium, open concept living space with a sizable loft with every part bathed in natural light. A south-facing kitchen overlooks the lush gardens, while elegant architectural details and solid ICF construction ensure both beauty and energy efficiency. This exceptional property offers a rare versatility with four distinct spaces. Attached to the main house is a dedicated two-office suite with accessible washroom, kitchenette and private entrance providing an ideal space for a home-based business or studio. An impressive two-storey high garage/shop adds further opportunity and flexibility. A self-contained bright, one-bedroom apartment on the second floor features warm cork flooring and



captivating views. Every element of this home has been designed for elegance, function, and connection to its natural surroundingsa private sanctuary with unlimited potential in one of Nova Scotias most vibrant and sought-after communities. (id:6289)

Built in 2008

Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 202516976     |
| Price          | \$1,390,000   |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 3,802         |
| Acres          | 2.08          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 9878 Main Street |
| Subdivision | Canning          |
| City        | Canning          |
| Province    | Nova Scotia      |
| Postal Code | B0P1H0           |

Amenities

|               |                                                   |
|---------------|---------------------------------------------------|
| Amenities     | Park, Shopping, Beach                             |
| Parking       | Attached Garage, Garage, Gravel, Parking Space(s) |
| # of Garages  | 2                                                 |
| Is Waterfront | Yes                                               |
| Waterfront    | Waterfront on river                               |

Interior

|              |   |
|--------------|---|
| # of Stories | 2 |
|--------------|---|

Exterior

Exterior

Stucco

Foundation

Concrete Slab

## Listing Details

Listing Office

Engel & Volkers



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