

\$450,000 - 1206 Highway 362, Victoria Vale

MLS® #202520691

\$450,000

3 Bedroom, 1.00 Bathroom, 2,443 sqft
Single Family on 1.91 Acres

Victoria Vale, Victoria Vale, Nova Scotia

*****SELLER PAYS THE DEED TRANSFER TAX IF CLOSED PRIOR TO NOVEMBER 15TH, 2025!**** Beautiful country vistas await! This sprawling bungalow is located in Spa Springs, within the peaceful Annapolis Valley. Sitting on a park like 1.9-acre lot with calming views of farmers fields and the north & south mountains in the distance. Yet only 6 minutes to most major amenities including shopping, the local hospital, and two great schools! This home has been well maintained with recent improvements from industry professionals including; new hot water heater, in floor heating boiler, and air exchanger service in 2025, new septic tank 2024, and all new fiberglass roof shingles on the house in 2020. Ready for immediate occupancy, everything you need is on one level with over 2400+ sq/ft of space. The 18x22 family room is truly impressive, as are the vaulted ceilings in the open concept living space! Two ductless and a cozy pellet stove will keep you comfortable, and wired for generator for added peace of mind. Buyers will love the separate laundry room and bonus loft above the family room! Outside, you will find plenty of paved parking space and a detached double garage. This neat and tidy package is ready to move right in and enjoy! (id:6289)

Built in 2005

Essential Information



Listing #	202520691
Price	\$450,000
Bedrooms	3
Bathrooms	1.00
Square Footage	2,443
Acres	1.91
Year Built	2005
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1206 Highway 362
Subdivision	Victoria Vale
City	Victoria Vale
Province	Nova Scotia
Postal Code	B0S1P0

Amenities

Amenities	Place of Worship
Features	Level
Parking	Detached Garage, Garage, Paved Yard
# of Garages	2

Interior

Appliances	Stove, Dishwasher, Refrigerator
Cooling	Heat Pump
# of Stories	1

Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Concrete Slab

Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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