

# \$380,000 - 1629b Highway 246, West New Annan

MLS® #202523840

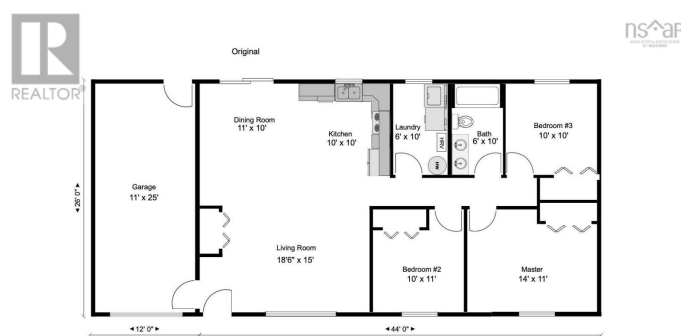
**\$380,000**

3 Bedroom, 1.00 Bathroom, 1,144 sqft

Single Family on 0.85 Acres

West New Annan, West New Annan, Nova Scotia

Discover country living with this brand-new, one-level home in Madison Heights. This 3-bedroom, 1-bath home features a bright, open-concept kitchen, dining, and living area with a heat pump for year-round comfort and patio doors leading to a concrete patio overlooking the spacious backyard. The kitchen includes a water line for the fridge, ample cabinetry, and a stainless steel dishwasher, with an optional appliance package available. The bathroom is designed with a double-sink vanity, solid-surface countertops, and a full bathtub, while the three bedrooms provide plenty of space for family, guests, or a home office. Additional features include a separate laundry room housing the hot water heater and air exchanger, a double coat closet near the entry, and an attached garage with interior access and a secondary door to the backyard, perfect for storing skis, ATVs, or other outdoor gear. Essentials are just 14 minutes away at the Wentworth Market (groceries, gas, NSLC), while Tatamagouche (8 minutes), Wallace (25 minutes), and Pugwash (35 minutes) offer additional shops, dining, golf, marinas, and beaches. Located just minutes from Ski Wentworth and a short drive to trails and outdoor adventures, this home offers the perfect mix of peaceful country living and recreation. Images are virtual renderings for illustration only. Finishes and specifications may vary. Room sizes are from plan and are approximate, and lot size is



All information is deemed to be from reliable sources but should be verified.



approximate until it is officially surveyed.  
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**Essential Information**

Listing #	202523840
Price	\$380,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,144
Acres	0.85
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	1629b Highway 246
Subdivision	West New Annan
City	West New Annan
Province	Nova Scotia
Postal Code	B0K1V0

**Amenities**

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship, Beach
Features	Wheelchair access, Level
Parking	Attached Garage, Garage, Gravel
# of Garages	2

**Interior**

Appliances	Dishwasher
Cooling	Heat Pump
# of Stories	1

**Exterior**

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Concrete Slab

**Listing Details**

Listing Office

RE/MAX Fairlane Realty



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