

# \$405,000 - 1629c Highway 246, West New Annan

MLS® #202523852

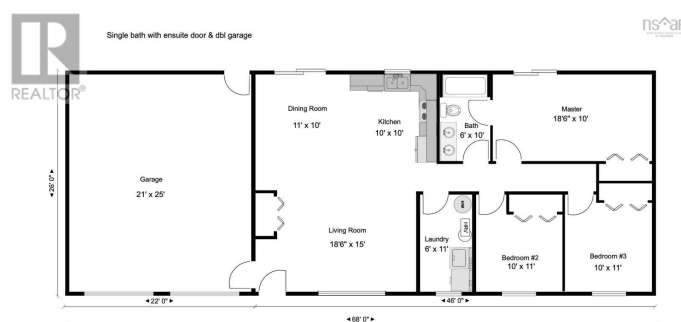
**\$405,000**

3 Bedroom, 1.00 Bathroom, 1,196 sqft

Single Family on 0.85 Acres

West New Annan, West New Annan, Nova Scotia

Experience 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 patio and backyard. The kitchen includes a water line for the fridge, ample cabinetry, and a stainless steel dishwasher, with an optional appliance package and island available. The bathroom features a double-sink vanity, solid-surface countertops, and a full bathtub, and includes a convenient cheater door from the primary bedroom. The primary bedroom also has its own patio doors, while the other two 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 a double-car 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 (15 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 combines peaceful country living with modern convenience. Images are virtual renderings for illustrations only. Finishes and



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



specifications may vary. Room sizes are from plan and are approximate, and lot size is approximate until it is officially surveyed.  
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**Essential Information**

Listing #	202523852
Price	\$405,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,196
Acres	0.85
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	1629c 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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Listing information last updated on October 13th, 2025 at 10:31am MDT