

# \$548,800 - Lot 51 Mallard Avenue, Canaan

MLS® #202524101

**\$548,800**

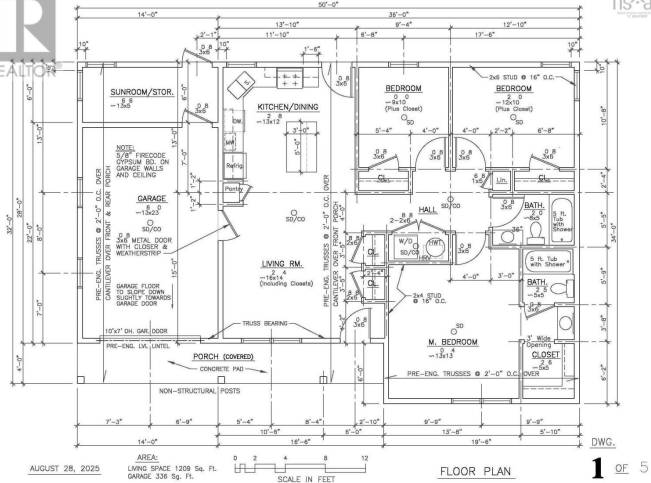
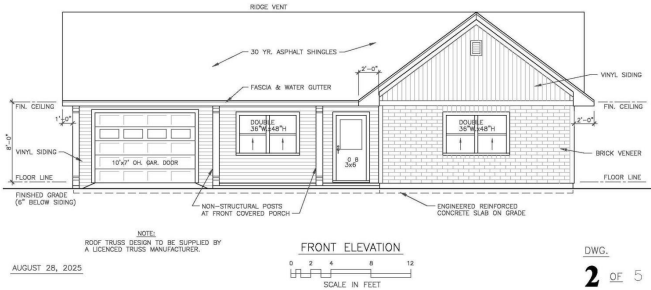
3 Bedroom, 2.00 Bathroom, 1,209 sqft  
Single Family on 1.14 Acres

Canaan, Canaan, Nova Scotia

Welcome to this thoughtfully designed, energy-efficient new build in the desirable Canaan Heights neighbourhood. Featuring 3 bedrooms, 2 full baths, and a single attached garage, this home offers modern comfort in a convenient location. Inside, enjoy year-round efficiency with electric baseboard heating, a ductless Mitsubishi heat pump, and Energy Star rated appliances. Waterproof vinyl plank flooring runs throughout, and the property will be fully landscaped and paved upon completion - ready for you to move in and enjoy. Canaan Heights is an established subdivision in the heart of the Annapolis Valley, known for its stunning views of Cape Blomidon. Families and retirees alike will appreciate the community park, playground, walking trails, basketball court, and picnic areas - perfect for enjoying the outdoors. With quick highway access and just minutes to shopping, recreation, and essential services, this home provides the ideal balance of tranquility and convenience. (id:6289)

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | 202524101 |
| Price          | \$548,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Square Footage | 1,209     |
| Acres          | 1.14      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Lot 51 Mallard Avenue |
| Subdivision | Canaan                |
| City        | Canaan                |
| Province    | Nova Scotia           |
| Postal Code | B4N0A8                |

### Amenities

|              |                                   |
|--------------|-----------------------------------|
| Amenities    | Playground, Shopping              |
| Parking      | Attached Garage, Concrete, Garage |
| # of Garages | 2                                 |

### Interior

|              |                                                    |
|--------------|----------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Washer, Microwave, Refrigerator |
| Cooling      | Heat Pump                                          |
| # of Stories | 1                                                  |

### Exterior

|                   |               |
|-------------------|---------------|
| Exterior          | Vinyl         |
| Exterior Features | Landscaped    |
| Foundation        | Concrete Slab |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Mackay Real Estate Ltd. |
|----------------|-------------------------|



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Listing information last updated on October 31st, 2025 at 4:01pm MDT