

# \$425,000 - 2296 Loretta Avenue, Coldbrook

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MLS® #202217661

## \$425,000

4 Bedroom, 2.50 Bathroom, 3,030 sqft

Residential

V2, Coldbrook, NS

4 Bedrooms, 2 1/2 baths. RARE opportunity to own a home in this subdivision, of this size, with privacy, large yard, yet close enough to amenities. Great street appeal with underground wiring, mature trees, generous landscaping, attached double car garage and an 18 x 24 storage shed. Elegant front entrance with open staircase & tile foyer. Well planned layout, with an abundance of family space inside & out. On the main level, a sunken family room open to the eat-in kitchen, formal living room & dining room. Mudroom entrance from garage. Large sundeck. On the 2nd level, your primary bedroom, with full ensuite and walk-in closet, 3 other bedrooms with their own shared bath. The lower level is spacious for your children or entertaining in the evening, offering a family room large enough for a pool table & bar plus a bonus playroom that is great for more game space or room for the big screen TV.

Built in 2004

## Essential Information

MLS® #	202217661
Price	\$425,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,030



Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 21st, 2022

### **Community Information**

Address	2296 Loretta Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Coldbrook
County	Kings
Province	NS
Postal Code	B4R 1A7

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Gravel
# of Garages	2

### **Interior**

Interior Features	High Speed Internet
Heating	Forced Air
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

### **Exterior**

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Coldbrook And District School
Middle	Central Kings Rural High School

High Central Kings Rural High School

### **Additional Information**

Zoning R-1

### **Listing Details**

Listing Office Keller Williams Select Realty (Kentville)

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Listing information last updated on October 14th, 2025 at 8:32pm ADT