

\$199,900 - 71 Clementsport Road, Clementsport

MLS® #202223119

\$199,900

3 Bedroom, 2.00 Bathroom, 1,500 sqft

Residential on 1.00 Acres

V4, Clementsport, NS

Older style three bedroom home nestled in a quiet country setting with 349+/- feet on the Moose River, has been updated, remodeled and totally refreshed for today's homeowner. (2022) New windows, doors, roof, siding some new flooring all reflect the new look. The old wrap around covered deck has been transformed to expose the old Victorian style bay windows on opposite sides of the main front door. The side facing the river has been partially converted to a den, above which is the covered deck access from the Primary bedroom and ensuite on the second floor, where you can enjoy the warm morning sunshine and the sounds of nature as you greet your new day. Two other bedrooms on this floor. The side entrance on the main floor opens to an inviting, bright kitchen where three large windows sit over the counter area allowing natural light to filter inside, lots of nicely finished wood cabinets provide ample storage, a built-in pantry behind full length glass paneled doors add a nice touch. Spacious kitchen for family meals. Wide glass paneled doors open to adjacent family room, full bath and den on main floor. Outdoor entrance to basement. Detached (12x16) shed. Close to towns of Digby and Annapolis Royal. New septic system installed 2023.



Essential Information

MLS® #

202223119

Price	\$199,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,500
Acres	1.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 15th, 2023

Community Information

Address	71 Clementsport Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single
View	River
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Ductless
Fireplace	Yes
Fireplaces	Electric
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Full

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

School Information

Elementary	Clark Rutherford Memorial School
Middle	Annapolis West Education Centre

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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Listing information last updated on October 14th, 2025 at 11:17pm ADT