

\$489,900 - 11 Highland Avenue, Wolfville Ridge

MLS® #202223281

\$489,900

4 Bedroom, 3.00 Bathroom, 1,960 sqft

Residential

V2, Wolfville Ridge, NS

Located on the outskirts of the Town of Wolfville in the heart of wine country. Take in the trendy shops and restaurants of this sought-after area but benefit from a quiet rural living with an almost an acre sized, tree lined lot. Distant views of Blomidon. Within walking distance to Acadia University and downtown Wolfville. A2 zoning. Drilled well. Lot has frog pond at the back along with flowering shrubs and perennials. Paver stone patio and walkway, along with covered back decks and two sheds round out the exterior features. Inside, there is lots of natural light, and open concept living room, dining room and newly renovated kitchen. One level living with 3 bedrooms and 2 baths and laundry on the main floor. Gorgeous new walnut flooring by Roysons Flooring in main living area. Cozy wood stove in living room supplements electric baseboard heat. 4th bedroom and 3-piece bath on lower level. Basement has walkout, with large rec room. Plus, large unfinished storage and workshop area has potential to finish this space into in-law suite. Washer and dryer hook ups in place in basement as well. Under an hour commute to Halifax and half hour to 14 Wing Greenwood.



Built in 1989

Essential Information

MLS® # 202223281

Price \$489,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,960
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 23rd, 2022

Community Information

Address	11 Highland Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville Ridge
County	Kings
Province	NS
Postal Code	B4P 2R2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Other, Gravel, Parking Spaces(s)
Waterfront	Stream/Pond

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Partial Landscaped, Level
Roof	Asphalt

Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Wolfville School
High	Horton High School

Additional Information

Zoning	a2
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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Listing information last updated on October 13th, 2025 at 7:17am ADT