

\$195,000 - 45 Spruce Drive, Mill Cove

MLS® #202223754

\$195,000

3 Bedroom, 1.00 Bathroom, 896 sqft
Residential

A2, Mill Cove, NS

AFFORDABLE IN THE SHATFORD FUND ~

Welcoming this affordable property in Mill Cove that could be the opportunity you've been waiting for. This property previously housed two mini homes, supported each individually on the same well and septic system. Weather you wish to live here, use as an income property, or live in while you build your dream home, your opportunities with this property are really only limited by your imagination. Mill Cove is just 5 minutes to Hubbards, 15 to Chester and 40 to Halifax. Located within walking distance to the Government wharf, you'll find local fisherman and their daily catch. Furthermore, sitting proudly in the Shatford Fund district this truly is a diamond in the rough! This is a perfect starter home, summer home, retirement home, or investment opportunity. Enjoy the listing video attached which showcases the property in its true form. Don't wait, call today before this one is gone as offers are presented October 17th at 12 pm.



Essential Information

MLS® #	202223754
Price	\$195,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	896

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 24th, 2022

Community Information

Address	45 Spruce Drive
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Mill Cove
County	Lunenburg
Province	NS
Postal Code	B0J 1T0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Multiple Driveways

Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard
# of Stories	1
Stories	One
Basement	Crawl Space, None

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Hardwood Bush, Level, Softwood Bush, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Other

School Information

Elementary	Aspotogan Consolidated Elementary School
Middle	Chester Area Middle School
High	Forest Heights Community School

Additional Information

Zoning

General Basic

Listing Details

Listing Office

Royal LePage Atlantic

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Listing information last updated on October 29th, 2025 at 4:47am ADT