

\$274,900 - 173 Squirreltown Road, New Albany

MLS® #202225543

\$274,900

2 Bedroom, 1.00 Bathroom, 950 sqft

Residential on 0.92 Acres

V3, New Albany, NS

If you are looking for an easy to care for home/cottage in a quiet environment, that also includes a huge workshop/garage, than this is the property for you! The two bedroom bungalow with a combo of heat pump, new electric baseboards and wood stove make it easy on the budget to warm and cool. Add to this that the home has been extensively renovated and refreshed: Newly sided, LVP floors, main and sliding exterior doors, lights and plumbing fixtures, countertops, freshly painted throughout with all new trim. The drilled well has a new pump, tank, foot valve and UV system. The owners have done a great deal of work to make this move in ready. It features an open concept large kitchen that connects into the living and dining rooms. The laundry room has lots of space for household needs. If you are mechanically inclined you will love the two post 9000 lb auto hoist in the garage! This is removable though if you just need storage or use as a woodworking shop. One of the additions on the garage houses a space currently used as a guest suite, but could easily be an office, art studio or a potential Airbnb Suite. Fibre Op keeps you connected with a reliable way to work from home while enjoy the peace, quiet and nature that this property offers. The Garage has had a new steel roof installed as well. With close to an acre of property there is space to grow! Located about twenty minutes from Middleton which has Hospital, Shopping, and numerous amenities! Close to beautiful recreational trails!



This would make a nice getaway or cottage as well, due to its proximity to numerous lakes, rivers and trails in the area. So much potential here! There is an up to date pre-inspection done in February 2023 as well for your peace of mind.

Built in 1988

Essential Information

MLS® #	202225543
Price	\$274,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	950
Acres	0.92
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 13th, 2023

Community Information

Address	173 Squirreltown Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	New Albany
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Lawrencetown Consolidated School
Middle	Bridgetown Regional Community School
High	Lawrencetown Education Centre

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 27th, 2025 at 6:47pm ADT