

# \$239,000 - 76 Kinney Road, Ashmore

MLS® #202226356

## \$239,000

2 Bedroom, 1.00 Bathroom, 1,250 sqft

Residential on 4.60 Acres

V4, Ashmore, NS

Hobby farm potential with country charm on 4.6 acres! This century home is in great condition and has a good layout.

Mudroom/laundry leads to the large eat-in kitchen with access to a covered porch ideal for outdoor barbecuing. Full bathroom and bedroom on main floor as well as a bright and spacious living room. Upstairs is another large bedroom with massive walk-in closet (could easily be used as a smaller bedroom with large loft/studio space instead). Efficient ductless heat-pump provides the majority of heating and as an added benefit can cool/dehumidify in summer. Large new deck perfectly positioned for evening sunsets! Solid barn (25x48, wired) has new architectural shingles (2021) and some loft space for extra storage. With 4.6 acres of cleared and fertile land this quiet country setting would make for an ideal hobby farm. Only 5 minutes to Weymouth and 15 to Digby for all your shopping needs. Quick closing possible!



## Essential Information

MLS® #	202226356
Price	\$239,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,250
Acres	4.60

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 3rd, 2023

### **Community Information**

Address	76 Kinney Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Ashmore
County	Digby
Province	NS
Postal Code	B0W 3T0

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

### **Interior**

Interior Features	High Speed Internet
Appliances	Electric Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Lot Description	3 to 9.99 Acres, Cleared
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

### **Additional Information**

Zoning	Gen Dev
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### **Listing Details**

Listing Office

RE/MAX Banner Real Estate

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Listing information last updated on October 13th, 2025 at 10:17am ADT