

# \$470,000 - 298 Collier Road W, Ardoise

---

MLS® #202300368

**\$470,000**

3 Bedroom, 1.50 Bathroom, 1,625 sqft

Residential on 6.27 Acres

V1, Ardoise, NS

Welcome to the beautiful community of Ellershous. This 3 bedroom, 1 bath bungalow with a large 24x26 insulated and wired garage is situated on a 6.27 acres with complete privacy. Its truly a rare find with many perks including a landscaped yard, a natural forest, fruit trees, a river, a small water fall, a pond, covered wood pile, 2 out buildings, a steel water tank for gardening, a car port, and 22x24 storage attached to the garage for additional space. This home is move in ready with a steel roof, a covered veranda deck, a heat pump, a new hot water tank, updated faucets in the kitchen & bathroom, and updated electrical panel with baseboard heating. On the main floor, the open concept kitchen, dining and living room are bright with natural light and hardwood floors. A den is located next to the kitchen with a half bathroom that can be used for a studio or office with an incredible view. The spacious primary bedroom has two closets along with 2 more bedrooms and the main bathroom that completes this floor. On the bottom level, this partially finished walk out basement includes laundry, a recreational room and loads of potential awaiting for your future development. If you're looking for a quiet and private property surrounded by nature, look no further. This home could be your home.



Built in 1989

## Essential Information

MLS® #	202300368
Price	\$470,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,625
Acres	6.27
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 6th, 2023

### **Community Information**

Address	298 Collier Road W
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 1L0

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Gravel
# of Garages	2
Waterfront	Stream/Pond

### **Interior**

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

**Exterior**

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Ravine, Wooded
Roof	Steel
Construction	Vinyl Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Brooklyn District Elementary School
Middle	West Hants Middle School
High	Avon View High School

**Additional Information**

Zoning	RR
--------	----

**Listing Details**

Listing Office	Sutton Group Professional Realty
----------------	----------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 14th, 2025 at 12:47am ADT