

\$679,900 - 2349 North Avenue, Canning

MLS® #202300917

\$679,900

5 Bedroom, 3.00 Bathroom, 3,200 sqft

Residential on 0.86 Acres

V2, Canning, NS

Exquisite 5 bed, 3 bath bungalow nestled on a beautifully landscaped lot within walking distance to amenities of the quaint Village of Canning! Extensively renovated throughout on both levels and completed with the utmost superb craftsmanship and superior detail, this property needs to be seen in person to appreciate the extent of the renovations. The home has undergone a magnificent transformation and shows like a new home! The main floor features an open concept design between the kitchen, dining area and living room and is the ideal space for entertaining family and friends. The warm, inviting sunroom faces west to embrace the glorious sunsets while curling up with a good book, cup of coffee or a glass of wine. There are two bedrooms on the main floor as well as two full bathrooms, one of which is an ensuite and a luxurious extension of the master suite. The lower level has three additional bedrooms, all a good size as well as a full bath, an office/den and family room. The mudroom/laundry has a walk out to a fenced backyard and covered patio with hot tub and fire pit area. Energy efficient ductless heat pumps provide comfortable heating and cooling. Lovely acacia engineered hardwood flooring on the main floor. Detached triple car garage, great for exterior storage. Paved driveway with ample parking. Short drive to Kingsport Beach to witness the famous Bay of Fundy tides. Call today for a detailed feature sheet and to book a private showing of this



stupendous property!!!

Built in 1968

Essential Information

MLS® #	202300917
Price	\$679,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,200
Acres	0.86
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 20th, 2023

Community Information

Address	2349 North Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canning
County	Kings
Province	NS
Postal Code	B0P 1H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Triple, Circular Driveway, Paved, Single
# of Garages	3

Interior

Interior Features	Central Vacuum, Ensuite Bath, See Remarks, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Other

Heating	Baseboard, Fireplace(s), Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Shingle Siding, Wood Siding
Foundation	Block

School Information

Elementary	Glooscap Elementary School
Middle	Northeast Kings Education Centre
High	Northeast Kings Education Centre

Additional Information

Zoning	R2
--------	----

Listing Details

Listing Office	Exit Realty Town & Country
----------------	----------------------------

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 18th, 2025 at 12:17am ADT