

\$349,000 - 9504-9506 Highway 10, Nictaux

MLS® #202301205

\$349,000

5 Bedroom, Bathroom,
Residential Income on 0.30 Acres

V3, Nictaux, NS

Attention Investors! Strong capitalization rate on this well-maintained, easy-to-rent duplex. Great location, only moments to the amenities of Middleton and 10min to CFB Greenwood. Oversize lot with mature landscaping and circular drive. Built in 1989, one side (right) was owner-occupied for many years. Left side was fully renovated in 2022 (all fresh paint, some flooring, new kitchen and more). Excellent investment opportunity; or, live in one side and pay your mortgage with income from the other! Roof shingles replaced 2018, much recent flooring, 2x breaker 200A electrical; separate meters. Please note: only left side (9506) is pictured in photographs. Pre-qualified buyers only please.



Built in 1990

Essential Information

MLS® #	202301205
Price	\$349,000
Bedrooms	5
Acres	0.30
Year Built	1990
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	June 1st, 2023

Community Information

Address	9504-9506 Highway 10
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electricity Connected
Parking	Circular Driveway, Gravel

Interior

Interior Features	Family Room
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Annapolis East Elementary School
High	Middleton Regional High School

Additional Information

Zoning	R-1
--------	-----

Listing Details

Listing Office	RE/MAX Banner Real Estate
----------------	---------------------------

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 27th, 2025 at 4:47am ADT