

\$299,900 - 24 Birchtown Road, Birchtown

MLS® #202302898

\$299,900

3 Bedroom, 2.00 Bathroom, 1,879 sqft

Residential on 0.43 Acres

F3, Birchtown, NS

This property will check all the boxes! Beautiful family home with front verandah and large partially covered deck on the back for privacy. The lot is almost a half an acre and has many flowering plants and shrubs, paved driveway and a 2 story wired garage with an outside separate entrance to the upper level. The inside of the home offers a warm and cozy feeling with its white kitchen cabinets, beautiful bright sunroom with harbour views and the living room with new pellet stove insert. Also on the main level is a 3 piece bathroom, mudroom with laundry and dining area with patio doors opening to the back deck. Three bedrooms, all with good closet space and another full bath with soaker tub are on the second level. Full basement under the main house, great workshop area or storage. Besides the pellet stove, there is an oil furnace and a ductless heat pump. Harbour access is approximately 100m from the property. Great for kayaking, paddle boarding etc. Many upgrades have been done within the last few years including resingled roof, pellet stove, septic system and electrical.



Essential Information

MLS® #	202302898
Price	\$299,900
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,879
Acres	0.43
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 27th, 2023

Community Information

Address	24 Birchtown Road
Area	South Shore
District	407-Shelburne County
Sub-District	F3
City	Birchtown
County	Shelburne
Province	NS
Postal Code	B0T 1W0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Single, Wired, Paved
# of Garages	1
View	Harbour
Waterfront	Access: Harbour

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Cooktop, Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Furnace, Ductless, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Softwood Bush
Roof	Asphalt
Construction	Shingle Siding, Wood Siding

Foundation Block

School Information

Elementary Hillcrest Academy
High Shelburne Regional High School

Additional Information

Zoning Residential

Listing Details

Listing Office Keller Williams Select Realty (Shelburne)

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 11:32pm ADT