

\$49,900 - Lot 3 Canaan Road, Nicholasville

MLS® #202304225

\$49,900

Bedroom, Bathroom,
Land on 20.00 Acres

V3, Nicholasville, NS

Private, serene, and set on a quiet country road. This blank canvas of land showcases 20 acres, approx, 442 ft of road frontage and 553ft of river frontage. A small section of the land has been cleared to start building your dream home or seasonal cottage. There is a single road, an old camper in the clearing and a shed currently on the property that goes almost to the river. The lot is set in the picturesque Annapolis Valley. Known for its sprawling fields of apple trees, farmers markets and wineries. If you’ve searched for privacy, yet access to lots of adventures, this is where to build.



Essential Information

MLS® #	202304225
Price	\$49,900
Acres	20.00
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	March 28th, 2023

Community Information

Address	Lot 3 Canaan Road
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	Nicholsville

County	Kings
Province	NS
Postal Code	B0P 1C0

Amenities

Utilities	To Be Verified
Parking Spaces	1
Parking	Dirt, Single
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Exterior

Lot Description	Partially Cleared, Level, Softwood Bush, Wooded, 10 to 49.99 Acres
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Additional Information

Zoning	Res
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Listing Details

Listing Office	EXIT Realty Inter Lake
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Listing information last updated on October 27th, 2025 at 5:02am ADT