

\$325,500 - 1254 Barr Settlement Road, Barr Settlement

MLS® #202304798

\$325,500

3 Bedroom, 2.00 Bathroom, 1,906 sqft

Residential on 2.02 Acres

105-B, Barr Settlement, NS

This private and peaceful 2+ acre property has been well maintained with many recent upgrades. The bright, spacious bungalow has a fully finished basement with a walkout entrance, 3 bedrooms and 2 full bathrooms. The rec room is huge and boasts a 3 year old wood stove that can heat the whole house. On the main level, you will find an inviting, recently remodeled kitchen leading to a sunny dining room and living room with heat pump. You can enter the house through the generously-sized sun room / mud room that provides ample storage for the whole family. The detached 2 car fully wired and heated garage is so close to the house that you could build a covered walkway to it - turn it into your mancave or workshop! The home is set back off the road with a sprawling lawn and matures trees. The acreage at the back includes a large pond, 2 sheds and is mostly cleared with a buffer of trees for privacy. If you're looking for a hobby farm for goats, chickens or to keep a few horses, most of the pre-work has been done for you! The zoning allows for multiple uses. You will love the fully fenced dog run and the conveniently located wood shed that could be converted to an animal shelter. Just 30 mins to the Airport, 40 mins to Truro 45 mins to Halifax and 45 minutes to Windsor, this affordable family oasis is within perfect commuting distance. Offers to be presented by April 3rd 7pm and left open until April 5th 7pm



Built in 1984

Essential Information

MLS® #	202304798
Price	\$325,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,906
Acres	2.02
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 25th, 2023

Community Information

Address	1254 Barr Settlement Road
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-B
City	Barr Settlement
County	Hants
Province	NS
Postal Code	B2S 3B7

Amenities

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

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes

Basement Full, Finished, Walk-Out Access

Exterior

Lot Description 1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Landscaped, Level
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter

School Information

Elementary Shubenacadie District Elementary School
Middle Riverside Education Centre
High Hants East Rural High School

Additional Information

Zoning RU

Listing Details

Listing Office Viewpoint Realty Services Inc.

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 12th, 2025 at 12:17pm ADT