

\$235,000 - 9396 Highway 10, Nictaux

MLS® #202307243

\$235,000

2 Bedroom, 1.00 Bathroom, 1,247 sqft

Residential on 0.97 Acres

V3, Nictaux, NS

You can feel the nostalgia as you walk in - it's not hard to envision grandma at the kitchen counter, making cookies and greeting you warmly - the same owner has been lovingly maintaining this home for many years, and pride of ownership is evident throughout. This home could not be more perfect for first time buyers, it already has vinyl siding & vinyl windows with much of the flooring inside being newer and all in good condition, updated bathroom and lots of curb appeal; put your own modern cosmetic touches here and build your equity! For retiree's, the primary bedroom, bathroom, and laundry is all on the main floor, with another bedroom and den or office space upstairs and located just a short 4 minute drive to Middleton and all amenities. This "small but mighty" home also sits on nearly an acre of land, with a double car garage and full, unfinished basement with walkout. What is offered for the price cannot be beat, and is a must see on your house hunting list!



Built in 1954

Essential Information

MLS® #	202307243
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	1,247
Acres	0.97
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 15th, 2023

Community Information

Address	9396 Highway 10
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Electric Oven, Dryer, Washer, Microwave, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Electric
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding

Foundation Block

Additional Information

Zoning R1

Listing Details

Listing Office Royal LePage Atlantic (Greenwood)

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