

# \$325,000 - 161 Valley Road, Valley

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MLS® #202307312

**\$325,000**

3 Bedroom, 1.00 Bathroom, 1,008 sqft

Residential on 12.95 Acres

N/A, Valley, NS

Calling all hobby farmers or Homesteaders! Bring your chickens and horses. Welcome to your charming 3 BR bungalow set on 12.95 acres of picturesque countryside! This cozy home offers endless potential for customization, making it the perfect opportunity to create your dream home. With a 10.82-acre parcel for horses or homesteading, along with two additional parcels across the street that border the serene Salmon River, this property provides a unique country living experience. The house features recent updates, including fresh paint throughout the main floor, brand new windows in the kitchen, bathroom & bedrooms, a new ceiling exhaust fan & added insulation in the attic for improved energy efficiency. The living room boasts a large vinyl window that fills the room with natural light, creating a warm & inviting atmosphere. The 5 pc bathroom with double sinks adds convenience & the efficient kitchen comes complete with a fridge & stove. The wide open basement provides ample space for customization & development, allowing you to make it your own. Outside, you'll find a back deck for outdoor enjoyment & a storage shed for your tools & equipment. Don't miss this opportunity to create your own country retreat! Contact us today to schedule a private showing & start customizing your dream home.



Built in 1986

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202307312               |
| Price          | \$325,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,008                   |
| Acres          | 12.95                   |
| Year Built     | 1986                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | July 4th, 2023          |

### Community Information

|              |                                |
|--------------|--------------------------------|
| Address      | 161 Valley Road                |
| Area         | Northern Region                |
| District     | 104-Truro/Bible Hill/Stewiacke |
| Sub-District | N/A                            |
| City         | Valley                         |
| County       | Colchester                     |
| Province     | NS                             |
| Postal Code  | B6L 4M1                        |

### Amenities

|               |                                                                   |
|---------------|-------------------------------------------------------------------|
| Utilities     | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking       | No Garage, Paved                                                  |
| View          | River                                                             |
| Is Waterfront | Yes                                                               |
| Waterfront    | Across Road, River Front, Stream/Pond                             |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | High Speed Internet          |
| Appliances        | Electric Range, Refrigerator |
| Heating           | Baseboard                    |
| Has Basement      | Yes                          |
| Basement          | Full, Unfinished             |

### Exterior

|                 |                                                                      |
|-----------------|----------------------------------------------------------------------|
| Lot Description | 10 to 49.99 Acres, Cleared, Landscaped, Level, Rolling Slope, Wooded |
| Roof            | Asphalt                                                              |
| Construction    | Aluminum Siding, Vinyl Siding                                        |
| Foundation      | Concrete Perimeter                                                   |

### **School Information**

|            |                               |
|------------|-------------------------------|
| Elementary | Valley Elementary School      |
| Middle     | Bible Hill Junior High School |
| High       | Cobequid Educational Centre   |

### **Additional Information**

|        |            |
|--------|------------|
| Zoning | RG, E1, E2 |
|--------|------------|

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Fairlane Realty |
|----------------|------------------------|

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Listing information last updated on October 25th, 2025 at 4:02pm ADT