

\$140,000 - 8046 Highway 1, Upper Granville

MLS® #202307432

\$140,000

Bedroom, Bathroom,
Land on 3.50 Acres

V3, Upper Granville, NS

Ready to build 3.5 acre (6 acres by scale measurement) vacant lot with breathtaking views of the Annapolis River, a view that will never be spoiled by future development! Mostly level, with a slight gentle sloping towards the river and driveway, large 12 x 20 shed with garage door & wired 200 amp service, new septic system & drilled well all installed in 2022 - all you need is a vision and a blueprint for your new home! Hebb's landing & boat launch is just a few minutes up the road, and you are only within 20 minutes to both historic Annapolis Royal & friendly Bridgetown. This area is zoned to permit many uses, including hobby farming, allowing you to make all your homesteading dreams a reality. Stop the car - this lot is THE ONE!



Essential Information

MLS® #	202307432
Price	\$140,000
Acres	3.50
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	June 14th, 2023

Community Information

Address	8046 Highway 1
Area	Annapolis Valley

District	Annapolis County
Sub-District	V3
City	Upper Granville
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking	Gravel
View	River
Waterfront	Stream/Pond

Exterior

Lot Description	Softwood Bush, 3 to 9.99 Acres
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Additional Information

Zoning	GD
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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Listing information last updated on October 28th, 2025 at 6:02am ADT