

\$364,900 - 36 Highbury School Road, Canaan

MLS® #202307434

\$364,900

4 Bedroom, 2.00 Bathroom, 2,200 sqft

Residential on 2.29 Acres

V2, Canaan, NS

PRIVATE LOCATION!!! This property sits on 2.29 acres of land only mins to New Minas and mins to access Hwy 101. The home has 4 bedrooms, 2 bathrooms and well maintained over the years of ownership. The upstairs offers open kitchen and dining area, bright living room, 3 bedrooms and a full bath.

Downstairs offers rec- room, bedroom, Laundry, mudroom, utilities rm, and den/office - easily could be converted to a legal bedroom, it had always been used as a bedroom. The basement has two walk outs, and I believe you could turn the basement in to a Granny Flat. The heating system - has two heat pumps, two ETS Electric Thermal Storage Units and a pellet stove. Large shed with concrete flooring and wired, was used as a garage, the back part of the shed is for outside storage. Call your agent today!



Built in 1992

Essential Information

MLS® #	202307434
Price	\$364,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,200
Acres	2.29
Year Built	1992

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 31st, 2023

Community Information

Address	36 Highbury School Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canaan
County	Kings
Province	NS
Postal Code	B4N 4K1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Other

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Electric, Ductless, Stove
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	A2
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Listing Details

Listing Office Royal LePage Atlantic (New Minas)

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