

# \$1,075,000 - 31 Alline Street, Wolfville

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MLS® #202308004

**\$1,075,000**

4 Bedroom, 3.50 Bathroom, 3,280 sqft

Residential on 0.21 Acres

V2, Wolfville, NS

Welcome to this stunning show-stopper family home! Boasting 4 bedrooms and 4 baths, this fully renovated gem offers an abundance of features that are sure to impress. Entering the home you'll be greeted by a spacious and bright foyer that sets the tone for the rest of the house. The main level offers a formal living room and dining room, perfect for entertaining guests or hosting family gatherings. The highlight of the home is the fantastic sunny eat-in kitchen which has been fully renovated to feature modern finishes and appliances. The custom walk-in pantry makes storage a breeze. The mud room with built-in lockers and a 2-piece bath located on the main level provide added convenience for busy families. The spacious family room overlooks the private fenced backyard with its in-ground saltwater heated pool and hot tub; a perfect outdoor oasis for relaxation and entertainment. Moving to the second level you'll find 4 bedrooms and 2 fully renovated bathrooms as well as the spacious primary bedroom with an amazing view of Cape Blomidon. This luxurious retreat features custom wall treatment, a fully renovated spa-like ensuite bathroom, and a spacious walk-in closet. The basement area of the home is a true bonus featuring a 24-foot media room, perfect for movie nights and entertainment. Additionally, there is a den/office space, a large laundry room, a 3-piece bathroom, and a utility and storage room, offering ample space for all your needs. This property is located in one of the



most desirable neighborhoods in Wolfville, known for its quiet streets, proximity to the park, and walking trails. This fabulous home with its numerous improvements (available upon request) could be the home of your dream.

Built in 1996

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202308004               |
| Price          | \$1,075,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,280                   |
| Acres          | 0.21                    |
| Year Built     | 1996                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | July 24th, 2023         |

**Community Information**

|              |                  |
|--------------|------------------|
| Address      | 31 Alline Street |
| Area         | Annapolis Valley |
| District     | Kings County     |
| Sub-District | V2               |
| City         | Wolfville        |
| County       | Kings            |
| Province     | NS               |
| Postal Code  | B4P 1J5          |

**Amenities**

|                |   |
|----------------|---|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4   |
| Parking        | Attached, Double, Wired, Concrete                                 |
| # of Garages   | 2   |

|          |           |
|----------|-----------|
| Has Pool | Yes       |
| Pool     | In Ground |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Ensuite Bath, High Speed Internet                           |
| Appliances        | Central Vacuum, Stove, Dishwasher, Dryer, Washer, Refrigerator, Wine Cooler |
| Heating           | Baseboard, Heat Pump, Hot Water, Stove                                      |
| Cooling           | Ducted Cooling  |
| Fireplace         | Yes   |
| Fireplaces        | Wood Burning Stove  |
| # of Stories      | 2   |
| Stories           | 2 Storey  |
| Has Basement      | Yes   |
| Basement          | Partially Finished, Walk-Out Access   |

## Exterior

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped |
| Roof            | Asphalt                              |
| Construction    | Brick, Wood Siding                   |
| Foundation      | Concrete Perimeter                   |

## School Information

|            |                    |
|------------|--------------------|
| Elementary | Wolfville School   |
| Middle     | Wolfville School   |
| High       | Horton High School |

## Additional Information

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (New Minas) |
|----------------|-----------------------------------|

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Listing information last updated on October 14th, 2025 at 7:02am ADT