

\$449,900 - 341 Wile Settlement Road, Wile Settlement

MLS® #202308613

\$449,900

2 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.87 Acres

V1, Wile Settlement, NS

Rare opportunity to own Lakefront Property on Mockingee Lake!! This sweet one level home has a bright kitchen, open concept dining with views through the sunroom to the lake, 2 bedroom each with its own 3 pc ensuite bath, and a cozy yet large living room with propane corner stove. The sun room has panoramic views of the lake with vaulted ceilings and garden door to your glass railed deck. Home has electric heat, and a heat pump as well as the propane stove. The separate single car garage has a separate workshop within and unfinished loft space with huge potential! Drilled well, new septic in 2020, metal roof, 100ft of water frontage, covered back deck, mature trees and garden shed! Local store has amenities, ice cream, take out canteen with the best clams and chips, deli, and an NSLC. Mockingee lake is a motorized lake with a great neighbourhood of both 4 season and summer families! Lots of kayakers, paddle boarders, sea-doo's, water skiing and early morning fishing! Beautiful sunrises over the water await you!



Built in 1993

Essential Information

MLS® #	202308613
Price	\$449,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	988
Acres	0.87
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 30th, 2023

Community Information

Address	341 Wile Settlement Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Wile Settlement
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Wired, Gravel
# of Garages	1
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Sloping/Terraced
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Perimeter Wall

School Information

Elementary	Windsor Forks District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	GR
--------	----

Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
----------------	---

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on October 14th, 2025 at 4:02am ADT