

\$197,800 - Lot 31 31 Woodman Road, Wolfville

MLS® #202308656

\$197,800

Bedroom, Bathroom,
Land on 0.23 Acres

V1, Wolfville, NS

Welcome to Woodmans Grove, Wolfville Nova Scotia! We are pleased to present a corner vacant building lot for sale, located at Lot 31 Woodman Road. This is an incredible opportunity for those seeking to build their dream home in one of the most sought-after locations in the region. Here are just a few reasons why you'll fall in love with this property: Location: Situated in the heart of Wolfville, 31 Woodman Road is surrounded by natural beauty, including rolling hills, breathtaking views, and an abundance of lush greenery. With easy access to Highway 101, the property is just a short walk or drive from downtown Wolfville, making it the perfect balance between privacy and convenience. Lot Features: Measuring 9,870 sq ft, this vacant lot offers plenty of space to build your dream home. With a generous 195' corner lot frontage, the lot is ready for development and is zoned for residential use. The lot provides a blank canvas for your vision to take shape. The lot is in an established area of fine quality homes. Utilities: 31 Woodman Road is serviced by municipal water and sewer, ensuring you have access to reliable and convenient utilities. The lot also has access to high-speed internet, telephone, and cable, making it easy to stay connected with the world. Local Amenities: Wolfville is renowned for its vibrant cultural scene, offering a plethora of local shops, restaurants, cafes, and boutiques. The community is also home to Acadia University, a leading institution for



higher education in Canada. In addition, the area boasts numerous parks, trails, and recreational opportunities, making it a hub for outdoor enthusiasts.

Essential Information

MLS® #	202308656
Price	\$197,800
Acres	0.23
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	October 20th, 2023

Community Information

Address	Lot 31 31 Woodman Road
Area	Annapolis Valley
District	Kings County
Sub-District	V1
City	Wolfville
County	Kings
Province	NS
Postal Code	B0P 1X0

Amenities

Utilities	None
Parking	None

Exterior

Lot Description	Level, Under 0.5 Acres
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School Information

Elementary	Wolfville School
Middle	Wolfville School
High	Horton High School

Additional Information

Zoning	R1
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Listing Details

Listing Office RE/MAX Nova

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Listing information last updated on October 13th, 2025 at 10:17am ADT