

\$225,000 - 117 Merry Lane, Margaretsville

MLS® #202308783

\$225,000

3 Bedroom, 1.00 Bathroom, 1,017 sqft

Residential on 0.54 Acres

V3, Margaretsville, NS

Honey Stop The Car!! FIRST-TIME BUYERS OR ARE YOU RETIRING THIS Mid-Century Home 3 bedroom, upgraded 1 (4pc) bathroom, this home offers a view of the Bay of Fundy from the living room and front deck, boasting eat-in kitchen with upgrades, a separated dining room with new light fixture, located off the kitchen and living room, you will find hardwood, tile, and laminate flooring (no old carpet here), full unfinished basement with laundry (washer and dryer) This property offers ample living space, put your own finishing touches to the basement, put your own ideas to the bedrooms by adding a touch of paint to add elegance to the home. The large backyard and front yard are perfect for entertaining to show off your private setting and views to all your guests. Don't Miss The Opportunity To Live And Enjoy This Fabulous Margaretsville Community. PLEASE NOTE: ALL APPLIANCES ARE AS IS WHERE IS CONDITION, THE BASEMENT HAS ROUGHED IN PLUMBING IN PLACE FOR THE EXTRA BATHROOM, THE OIL TANK WILL NEED TO BE REPLACED BY THE BUYER THE FURNANCE IS OLDER AND HAS BEEN SERVICED, THE 100 AMP FUSES BOX, IF THE BUYER MAY WISH TO UPGRADE, AND THE WOOD SIDING WILL NEED TO BE SCAPED AND REPAINTED BY BUYER THIS SUMMER, ROOF INSTALLED IN 2011. THE HOME AND THE PROPERTY AS IS WHERE IS CONDITION NO WARRANTIES ATTACHED, NO PROPERTY



DISCLOSURE AVAILABLE. YOU ARE ON
COMMUNITY WATER AND HAVE YOUR
OWN PRIVATE SEPTIC SYSTEM.

Essential Information

MLS® #	202308783
Price	\$225,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,017
Acres	0.54
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 1st, 2023

Community Information

Address	117 Merry Lane
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Margaretsville
County	Annapolis
Province	NS
Postal Code	B0S 1N0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single
View	Bay, Ocean, Other

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Furnace

Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Block

Additional Information

Zoning	GENERAL
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Listing Details

Listing Office	ViewPoint Realty Services Inc.(Greenwood)
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Listing information last updated on November 3rd, 2025 at 9:32am AST