

\$239,000 - 7496 Highway 1, Upper Granville

MLS® #202309290

\$239,000

2 Bedroom, 1.00 Bathroom, 1,029 sqft
Residential on 1.30 Acres

V4, Upper Granville, NS

Renovated two-bedroom home conveniently located between Annapolis Royal and Bridgetown with water views of the Annapolis River. This 1.3-acre property has been lovingly cared for and the pride in ownership becomes immediately apparent when you drive into the yard. Paved, circular driveway with ample parking, detached two-car garage, and garden shed or chicken coop: whatever the heart desires. The original mini-home has a large addition giving over 1,000 sq/ft of living space. Walk into a spacious mud-room from where you enter an open-concept kitchen, dining room, and living room area with large windows which allow for a cheerful, sun-filled space. There are also two bedrooms, including a main bedroom with walk-in closet, and a three-piece family bath with laundry facilities. The house is economically heated with a ductless heat pump and Pacific Energy wood stove with an oil furnace as back-up. Recent upgrades include most windows, flooring, kitchen, and bathroom. Book your appointment today to see this move-in ready home.



Built in 1973

Essential Information

MLS® #	202309290
Price	\$239,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	1,029
Acres	1.30
Year Built	1973
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	August 1st, 2023

Community Information

Address	7496 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Upper Granville
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Parking Spaces(s), Paved
# of Garages	2
View	River

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer
Heating	Forced Air, Furnace, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	Bridgetown Regional Community School
Middle	Bridgetown Regional Community School

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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Listing information last updated on October 28th, 2025 at 6:02am ADT