

# \$460,000 - 6 Valley View Drive, Falmouth

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MLS® #202310151

**\$460,000**

5 Bedroom, 2.00 Bathroom, 2,194 sqft

Residential on 0.22 Acres

V1, Falmouth, NS

Welcome to 6 Valleyview Drive, a 5 Bedroom, 2 bathroom home with detached double garage. The main floor has a bright living room, large combined kitchen & dining room with garden doors to the back deck, two good sized bedrooms, plus the primary bedroom, and a full 4 piece bathroom. There are hardwood floors throughout this level with the exception of the main bathroom which is tiled. Lower level has 2 more bedrooms and all new flooring. Laundry room, second bathroom, and a utility/storage area with a walk out to the side yard complete the space. Backyard storage is accomplished with a garden shed for your lawn care items and the auto enthusiast is sure to appreciate the new detached, double garage. Community features include Golf, Skiing, OnTree, West Hants Sports Complex with Ice & Turf, Kings Edgehill School, and so much more. Quick access to Highway 101 where Burnside is just 40 minutes away. Book your private viewing today. Quick closing!



Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202310151 |
| Price          | \$460,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,194     |

|            |                         |
|------------|-------------------------|
| Acres      | 0.22                    |
| Year Built | 2004                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Closed                  |
| Date Sold  | November 24th, 2023     |

### Community Information

|              |                     |
|--------------|---------------------|
| Address      | 6 Valley View Drive |
| Area         | Annapolis Valley    |
| District     | Hants County        |
| Sub-District | V1                  |
| City         | Falmouth            |
| County       | Hants               |
| Province     | NS                  |
| Postal Code  | B0P 1P0             |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4                                                       |
| Parking        | Detached, Double, Paved                                 |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | High Speed Internet                            |
| Appliances        | Range, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard                                      |
| Stories           | Split Entry                                    |
| Has Basement      | Yes                                            |
| Basement          | Full, Finished, Walk-Out Access                |

### Exterior

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

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Falmouth District School |
|------------|--------------------------|

|        |                          |
|--------|--------------------------|
| Middle | West Hants Middle School |
| High   | Avon View High School    |

### **Additional Information**

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

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX NOVA (Windsor) |
|----------------|-----------------------|

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Listing information last updated on October 23rd, 2025 at 12:32am ADT