

# **\$849,900 - 18 Woodman Road, Wolfville**

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MLS® #202310319

**\$849,900**

9 Bedroom, Bathroom,  
Residential Income on 0.47 Acres

V2, Wolfville, NS

Fantastic as a Multi-Family Compound on parklike in town half acre lot. Short stroll to Dykes and wineries. 9 Bedrooms 5 baths comprised of 3 - 2 Bedroom Units and 1 - 3 bdrm with 2 Ensuities. Good rental history In great condition. Minutes to downtown amenities. Units A & B have their own Laundry, Units C & D share a Washer & Dryer in common area. Roof re-shingled September 2020. Since 2021 approx \$150,000 invested + Turned over lower rents. In 2022 Main floor Unit A, with 2 bdrm/2 ensuite + den, has new kitchen & bath, new flooring, new deck, patio door, lighting - some new drywall, plumbing, electrical, 2 barn doors - Painted throughout. Unit A is 1300+ sq ft, higher end finishes, shows beautifully and with utilities in can expect \$2500/mth. Property in general has 3 new toilets, new sewer lift pump and lateral to municipal street connection. New heat pumps in all units, Exterior fully painted in 2021. Unit B is a fully furnished fixed term rental, currently renting at \$2000/mth incl utils. Unit C has covered patio, walks in at grade, is freshly painted and has electric fireplace in Living Rm, previously rented at \$1650 + utils. Unit D is freshly painted and has 1 year fixed term lease at \$1650 including util's. Both C & D units have own panels. Expected Net Income Approx \$70,000. Listing agent is co-owner of VK Connell Investments



Built in 1984

## Essential Information

MLS® #	202310319
Price	\$849,900
Bedrooms	9
Acres	0.47
Year Built	1984
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Date Sold	June 27th, 2023

## Community Information

Address	18 Woodman Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 2M5

## Amenities

Utilities	Cable Connected, Electricity Connected
Parking	Driveway, Parking Spaces(s), Paved

## Interior

Interior Features	Ensuite Bath, Multi-Use Rooms, Secondary Suite
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator, Stove, Dryer
Heating	Baseboard, Ductless
Cooling	Air Conditioning
# of Stories	2
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

## Exterior

Exterior Features	Barbecue
Lot Description	0.5 to 0.99 Acres
Roof	Asphalt

Construction	Wood Siding
Foundation	Concrete Perimeter

### **Additional Information**

Zoning	R1-A
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### **Listing Details**

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 13th, 2025 at 8:47pm ADT