

\$444,900 - 3 Water Street, Digby

MLS® #202311171

\$444,900

2 Bedroom, 2.00 Bathroom, 1,900 sqft

Residential on 0.40 Acres

V4, Digby, NS

Imagine walking out your front door and stepping onto the promenade and shoreline of historic Digby. Set back comfortably from the Street, this 2-bedroom 2-bath home is designed for multiple usages, ultimate retirement living on one level with wheelchair access, or perhaps a vacation rental income property at the heart downtown. With no steep hills to climb, the home is an easy walk to restaurants, pubs, and shops, and a few blocks to all of the amenities Digby has to offer. The large kitchen offers beautiful, natural light pouring in and great views of the flora and fauna of the backyard. Incredible pantry storage, as well as lots of space to cook and socialize makes this a great area to begin the entertainment. Most impressive are the views from the great room and dining area, which incorporate the comings and goings of the famous Digby scallop and lobster fishing fleets. Perhaps the biweekly yacht races are more appealing or just casual evening strolls along the romantic promenade are more your style. Keeping with the theme of simplicity, the laundry is on the main floor as is a spacious guest room, and a large primary bedroom with walk-in closet and 3-piece ensuite complement the main floor. A paved rear entrance and attached 2 car garage complete this package, so don't hesitate to book a showing.



Built in 1999

Essential Information

MLS® #	202311171
Price	\$444,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,900
Acres	0.40
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 20th, 2023

Community Information

Address	3 Water Street
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Digby
County	Digby
Province	NS
Postal Code	B0V 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Paved
# of Garages	2
View	Bay, Harbour, Ocean

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Cooktop, Glass Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Other
Heating	Baseboard, Ductless, Hot Water
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Digby Elementary School
Middle	Digby Regional High School
High	Digby Regional High School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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