

\$329,000 - 304 Highbury School Road, Canaan

MLS® #202311783

\$329,000

3 Bedroom, 1.00 Bathroom, 936 sqft

Residential on 0.48 Acres

V2, Canaan, NS

Welcome to 304 Highbury School Road. If you are looking for a quiet community to start a family or retire to, look no further! This charming bungalow is just minutes away from Highway 101 in the highly sought after Horton High School District and just minutes away from all amenities including a golf course! Before you even step inside, you will be greeted by a ½ acre of well-maintained property that has been lovingly cared for with its mature landscaping and gardens that provide a charming curb appeal. Once inside, you will note how bright and open the space is with many updates! The main living area has been opened up to the kitchen/dining space, which together, make for a great entertaining space for family and friends! Down the hall you will find a completely updated bathroom and will fall in love with its modern details and brightness. If more space is what you need, the basement is unfinished and has lots of untapped potential and storage space. Many modern upgrades have been included for convenience and comfort including a heat pump for efficient heating and cooling throughout the year, as well as a new breaker panel with generator panel, propane furnace, propane hot water and a propane range. Outside you will find a beautiful, private and open backyard space which also houses a garage and storage shed. The large deck is completely accessible and there is a large paved parking area, perfect for those summer time get togethers! Don't sit on this



opportunityâ€”being close to downtown shops, restaurants, playgrounds, churches, walking trails and recreational facilities, this gem will not last long!

Built in 1976

Essential Information

MLS® #	202311783
Price	\$329,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	936
Acres	0.48
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 21st, 2023

Community Information

Address	304 Highbury School Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canaan
County	Kings
Province	NS
Postal Code	B4N 4K1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Wired, Paved
# of Garages	2

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Water Heater, Gas Range, Dishwasher, Dryer - Electric, Washer
Heating	Forced Air, Furnace, Ductless
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

School Information

Elementary	Gaspereau Valley Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Exit Realty Town & Country
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