

# \$74,000 - 3146 Clementsvale Road, Bear River East

MLS® #202312250

**\$74,000**

1 Bedroom, 1.00 Bathroom, 400 sqft

Residential on 0.62 Acres

V4, Bear River East, NS

Perfect spot for a camp, an overnight retreat, or a very small starter home. This 3 room home is in the quaint area of Bear River East and is on a relatively quiet road. Come smell the fresh air and enjoy the trendy spots in Bear River. Just a short drive to Annapolis Royal or Digby for all your needs as well.

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202312250               |
| Price          | \$74,000                |
| Bedrooms       | 1                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 400                     |
| Acres          | 0.62                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | October 3rd, 2023       |

## Community Information

|              |                        |
|--------------|------------------------|
| Address      | 3146 Clementsvale Road |
| Area         | Annapolis Valley       |
| District     | Annapolis County       |
| Sub-District | V4                     |
| City         | Bear River East        |
| County       | Annapolis              |
| Province     | NS                     |



|             |         |
|-------------|---------|
| Postal Code | B0S 1B0 |
|-------------|---------|

### **Amenities**

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Connected |
|-----------|-----------------------|

|         |      |
|---------|------|
| Parking | Dirt |
|---------|------|

### **Interior**

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

|              |   |
|--------------|---|
| # of Stories | 1 |
|--------------|---|

|         |     |
|---------|-----|
| Stories | One |
|---------|-----|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                          |
|----------|--------------------------|
| Basement | Partial, Walk-Out Access |
|----------|--------------------------|

### **Exterior**

|                 |                   |
|-----------------|-------------------|
| Lot Description | 0.5 to 0.99 Acres |
|-----------------|-------------------|

|      |         |
|------|---------|
| Roof | Asphalt |
|------|---------|

|              |                |
|--------------|----------------|
| Construction | Shingle Siding |
|--------------|----------------|

|            |       |
|------------|-------|
| Foundation | Stone |
|------------|-------|

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | N/A |
|--------|-----|

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | Royal LePage Atlantic - Valley(Windsor) |
|----------------|---|

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 12th, 2025 at 2:17am ADT