

# \$459,900 - 9436 Highway 10, Nictaux

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MLS® #202312792

**\$459,900**

3 Bedroom, 2.00 Bathroom, 2,425 sqft  
Residential on 0.86 Acres

V3, Nictaux, NS

Lovely 3 bed, 2 full bath bungalow with finished basement in Nictaux! Situated on a private lot, tucked away and only mins to amenities of Middleton, the heart of the Annapolis Valley, this property has a lot to offer! The home has been meticulously maintained throughout its current ownership and extensively renovated. The main floor of the home features an updated spacious kitchen and living room with a centrepiece propane fireplace, three bedrooms and a full bath. One of the bedrooms has exterior access to the rear of the property and the versatility of being used as an business office as the property has commercial zoning. The lower level offers finished living space with a large family/games room, a flex room (office/gym), full 4 pc bath plus laundry as well as ample storage space. Energy efficient ductless heat pumps provide comfortable heating and cooling. As an extra bonus, there are 2 detached garages, one measuring 20' x 25' heated/wired as well as one measuring 20' x 40' wired. Home wired with automatic generator. Quaint, screened in gazebo outside for seasonal lounging. Plenty of green space in the backyard for children and animals to play. Call today for more information and to book a private showing!



Built in 1974

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202312792               |
| Price          | \$459,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,425                   |
| Acres          | 0.86                    |
| Year Built     | 1974                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | September 6th, 2023     |

### Community Information

|              |                  |
|--------------|------------------|
| Address      | 9436 Highway 10  |
| Area         | Annapolis Valley |
| District     | Annapolis County |
| Sub-District | V3               |
| City         | Nictaux          |
| County       | Annapolis        |
| Province     | NS               |
| Postal Code  | B0S 1P0          |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Utilities      | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 3                                                                          |
| Parking        | Detached, Double, Heated Garage, Wired, Gravel, Single                     |
| # of Garages   | 2                                                                          |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, High Speed Internet                                                               |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Freezer - Stand Up, Range Hood, Refrigerator, Water Softener |
| Heating           | Baseboard, Fireplace(s), Ductless, Hot Water                                                   |
| Cooling           | Ductless                                                                                       |
| Fireplace         | Yes                                                                                            |
| Fireplaces        | Propane                                                                                        |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

### **Exterior**

|                 |                                               |
|-----------------|-----------------------------------------------|
| Lot Description | 0.5 to 0.99 Acres, Cleared, Landscaped, Level |
| Roof            | Asphalt                                       |
| Construction    | Vinyl Siding                                  |
| Foundation      | Block                                         |

### **School Information**

|            |                                  |
|------------|----------------------------------|
| Elementary | Annapolis East Elementary School |
| Middle     | Middleton Regional High School   |
| High       | Middleton Regional High School   |

### **Additional Information**

|        |                          |
|--------|--------------------------|
| Zoning | C-1 - GENERAL COMMERCIAL |
|--------|--------------------------|

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Exit Realty Town & Country |
|----------------|----------------------------|

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Listing information last updated on October 27th, 2025 at 4:32am ADT