

# **\$325,000 - 163 Church Street, Bridgetown**

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MLS® #202313225

**\$325,000**

2 Bedroom, 1.00 Bathroom, 1,280 sqft

Residential on 1.95 Acres

V4, Bridgetown, NS

Delightful two-bedroom, one-bathroom bungalow in the charming town of Bridgetown, with beautiful views! The property features a double garage/barn with a loft, providing ample space for storage or your workshop. Situated on a spacious 2-acre lot with a brook running through the property. A large, private deck and an expansive outdoor space provides the ideal setting for entertaining or simply unwinding in the serenity of your own backyard. Inside, the bungalow boasts a custom oak Decoste Kitchen, featuring exquisite cabinetry that matches the bathroom and laundry room. The sunroom is perfect for housing your indoor plants or creating a cozy spot to enjoy your morning coffee bathed in sunlight. Stay comfortable year-round with the efficient heating and cooling provided by a heat pump and wood stove. Recent updates include fresh paint throughout, brand new custom-made barn doors on the primary bedroom closet, new kitchen appliances (2020), wood stove WETT Certified in 2020, new roof shingles (2019), and vinyl windows (2017). Included in the asking price are all appliances, lawn equipment, and a snowblower, making this property truly move-in ready. Ideal for first-time home buyers or down-sizers, within walking distance of the amenities in the Town of Bridgetown. Contact your preferred agent today to schedule your private viewing!



## Essential Information

MLS® #	202313225
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,280
Acres	1.95
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 23rd, 2023

## Community Information

Address	163 Church Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Bridgetown
County	Annapolis
Province	NS
Postal Code	B0S 1C0

## Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Circular Driveway, Gravel
# of Garages	2
Waterfront	Stream/Pond

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes

Basement                      Partial, Unfinished

**Exterior**

Lot Description            1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Wooded  
Roof                            Asphalt  
Construction              Vinyl Siding  
Foundation                Block

**School Information**

Elementary                Bridgetown Regional Community School  
High                         Bridgetown Regional Community School

**Additional Information**

Zoning                      GD

**Listing Details**

Listing Office              Royal LePage Atlantic (Greenwood)

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Listing information last updated on October 15th, 2025 at 10:47am ADT