

\$269,000 - 8825 1 Highway, Meteghan River

MLS® #202316597

\$269,000

4 Bedroom, 1.50 Bathroom, 1,551 sqft

Residential on 0.97 Acres

V4, Meteghan River, NS

Great location! This large 4-bedroom family home in Meteghan River has been well cared for over the years and has remained in the same family since it was built several generations ago. Located in Meteghan River near shops and services, schools, etc, you will find much of what you need is only minutes from home. The house sits on 0.97 acre lot with lots of space for outdoor activities. The wired 22'x22' garage is insulated and heated by a wood stove making this a useful outbuilding year-round. There is also a storage shed giving lots of space for mowers, garden tools, etc. The perennial gardens around the house have been thoughtfully designed over the years and will continue to be bloom year after year with minimal care. The house is low-maintenance with newer vinyl siding and vinyl windows. The home was renovated in the past and was gutted to the studs and re-insulated with all new drywall. Inside you will find a large eat-in kitchen with real wood cabinets and lots of storage. The open concept living room / dining room is a flexible space with many possible uses. There is a 3-piece bath with a shower stall that is easy to use for people with mobility issues. The primary bedroom is on the main level with big windows that give lots of natural light. A dedicated laundry room opens out onto the covered back deck that is private from the street and is a nice place to sit out. Upstairs you will find 3 good sized bedrooms and a half bathroom. The basement has been insulated



with spray foam and the electrical and plumbing has been updated. There is workshop space in the basement with a walkout to the back yard. This may be the perfect home for you! Book a showing today.

Built in 1923

Essential Information

MLS® #	202316597
Price	\$269,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,551
Acres	0.97
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 2nd, 2024

Community Information

Address	8825 1 Highway
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Meteghan River
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

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

Interior

Interior Features	Central Vacuum, High Speed Internet
Heating	Baseboard, Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	RES
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Shelburne)
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