

\$85,000 - Lot 40 Mallard Avenue, Canaan

MLS® #202318712

\$85,000

Bedroom, Bathroom,
Land on 0.25 Acres

V2, Canaan, NS

Welcome to Canaan Heights, an established subdivision located in the heart of the Annapolis Valley with stunning views of Cape Blomidon. This fully serviced lot comes with underground electrical, municipal water, and municipal sewage. Plus, the storm water drainage system is installed in the street frontage, resulting in the elimination of an open front ditch. In addition, there is a community park and playground where families can gather and socialize. There are walking trails, a basketball court, and picnic tables, making it easy for everyone to get outside and enjoy the beautiful natural surroundings. Whether you're a family looking for a spacious home with plenty of room to grow, or a retiree looking for a quiet and peaceful place to call home, Canaan Heights has something to offer, in a convenient location that's just minutes away from major shopping venues, recreational opportunities, quick highway access, and essential services.



Essential Information

MLS® #	202318712
Price	\$85,000
Acres	0.25
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	May 13th, 2024

Community Information

Address	Lot 40 Mallard Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canaan
County	Kings
Province	NS
Postal Code	B4N 0A3

Amenities

Utilities	Electricity Connected
Parking	None

Exterior

Lot Description	Partially Cleared, Under 0.5 Acres
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School Information

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

Additional Information

Zoning	R2
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Listing Details

Listing Office	MacKay Real Estate Ltd.
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Listing information last updated on October 18th, 2025 at 12:17am ADT