

# \$85,000 - Lot 38 Mallard Avenue, Canaan

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MLS® #202318714

**\$85,000**

Bedroom, Bathroom,  
Land on 0.21 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® #    | 202318714           |
| Price     | \$85,000            |
| Acres     | 0.21                |
| Type      | Land                |
| Sub-Type  | Unimproved Land     |
| Status    | Closed              |
| Date Sold | November 14th, 2023 |

## Community Information

|              |                       |
|--------------|-----------------------|
| Address      | Lot 38 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 |
|-----------------|------------------------------------|

## School Information

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

## Additional Information

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | MacKay Real Estate Ltd. |
|----------------|-------------------------|

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Listing information last updated on October 18th, 2025 at 12:17am ADT