

# \$515,000 - 15 Canadian Drive, North Kentville

MLS® #202318841

**\$515,000**

3 Bedroom, 2.00 Bathroom, 1,577 sqft

Residential on 0.25 Acres

V2, North Kentville, NS

Located in the Fox Hill subdivision, you will enjoy 1,577 sq. ft., 3 bedroom 2 bathroom home with a double car garage, 3 season sunroom and fabulous view of the south Valley. Built in 2007, this home has seen many updates including a new roof in 2021, heat pump 2021, remodeled kitchen and counters, hot water tank 2023 and in October 2022 a solar panel system was added. Energuide has given this house a Zero rating with expectations of next to no electrical costs as you bank your savings with sunshine. Features include in floor electrical radiant heat and cooling, generator panel, ensuite bathroom, raised garden beds, double car heated garage, air exchanger, appliances and window treatments included. Quick closing available with Buyer taking over the monthly payment of \$243 per month for solar panels.



Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202318841 |
| Price          | \$515,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,577     |
| Acres          | 0.25      |
| Year Built     | 2007      |

|           |                         |
|-----------|-------------------------|
| Type      | Residential             |
| Sub-Type  | Single Family Residence |
| Status    | Closed                  |
| Date Sold | October 23rd, 2023      |

### Community Information

|              |                   |
|--------------|-------------------|
| Address      | 15 Canadian Drive |
| Area         | Annapolis Valley  |
| District     | Kings County      |
| Sub-District | V2                |
| City         | North Kentville   |
| County       | Kings             |
| Province     | NS                |
| Postal Code  | B4N 0A7           |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4                                                                 |
| Parking        | Attached, Double, Heated Garage, Wired, Paved                     |
| # of Garages   | 2                                                                 |
| View           | Other                                                             |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet              |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Ductless, In Floor                             |
| # of Stories      | 1                                              |
| Stories           | One                                            |
| Basement          | None                                           |

### Exterior

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped |
| Roof            | Asphalt                              |
| Construction    | Vinyl Siding                         |
| Foundation      | Slab                                 |

### School Information

|            |                                 |
|------------|---------------------------------|
| Elementary | Port Williams Elementary School |
| Middle     | Evangeline Middle School        |

High                      Horton High School

### **Additional Information**

Zoning                      R1

### **Listing Details**

Listing Office              Royal LePage Atlantic (New Minas)

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Listing information last updated on October 26th, 2025 at 11:17pm ADT