

# \$115,500 - 52 Station Road, Wilmot

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MLS® #202320016

**\$115,500**

2 Bedroom, 1.00 Bathroom, 792 sqft

Residential on 0.41 Acres

V3, Wilmot, NS

This older bungalow features a spacious living room with wood stove, 2 bedrooms, 3pc bath and eat-in kitchen. Private setting on .5 acre with 200ft road frontage, a screened 10x12 gazebo, wood shed, and barn/garage. Conveniently located between Middleton and Greenwood/Kingston for all amenities. Needs some upgrades but has lots of potential.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202320016               |
| Price          | \$115,500               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 792                     |
| Acres          | 0.41                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | November 8th, 2023      |

## Community Information

|              |                  |
|--------------|------------------|
| Address      | 52 Station Road  |
| Area         | Annapolis Valley |
| District     | Annapolis County |
| Sub-District | V3               |
| City         | Wilmot           |

|             |           |
|-------------|-----------|
| County      | Annapolis |
| Province    | NS        |
| Postal Code | B0P 1W0   |

### **Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                       |
| Parking        | Gravel, Single                                          |

### **Interior**

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
| Appliances        | Refrigerator        |
| Heating           | Stove               |
| Fireplace         | Yes                 |
| Fireplaces        | Wood Burning Stove  |
| Has Basement      | Yes                 |
| Basement          | Other               |

### **Exterior**

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | 3 to 9.99 Acres, Partially Cleared, Level, Wooded |
| Roof            | Metal                                             |
| Construction    | Masonite/Colour Lock                              |
| Foundation      | Block, Perimeter Wall                             |

### **School Information**

|            |                                  |
|------------|----------------------------------|
| Elementary | Annapolis East Elementary School |
| Middle     | Middleton Regional High School   |
| High       | Middleton Regional High School   |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | Gen |
|--------|-----|

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Banner Real Estate |
|----------------|---------------------------|

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Listing information last updated on October 20th, 2025 at 9:47pm ADT