

# \$219,000 - 95 Colonial Drive, Nictaux

---

MLS® #202320076

**\$219,000**

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.42 Acres

V3, Nictaux, NS

Oh my! Every now and then a sweet lil jewel like this one hits the market! Such an ideal down sizer or first time buyer property. 2 good size bedrooms, and a 4pc. bath/laundry combo. Eat-in kitchen with loads of storage, plenty of counter space and access to back deck. Spacious living room with energy efficient heat pump. Tucked perfectly into a private almost half acre treed lot with perennial gardens and a fenced backyard. 2 sheds, metal roof, and curb appeal galore! 2 min. to Middleton, 15 min. to 14 Wing Greenwood! Don't miss out, book your showing today!



Built in 2002

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202320076               |
| Price          | \$219,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 864                     |
| Acres          | 0.42                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | November 30th, 2023     |

## Community Information

|              |                   |
|--------------|-------------------|
| Address      | 95 Colonial Drive |
| Area         | Annapolis Valley  |
| District     | Annapolis County  |
| Sub-District | V3                |
| City         | Nictaux           |
| County       | Annapolis         |
| Province     | NS                |
| Postal Code  | B0S 1P0           |

## Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | No Garage, Gravel, Single                                         |

## Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
| Heating           | Baseboard, Ductless |
| Has Basement      | Yes                 |
| Basement          | Crawl Space         |

## Exterior

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Wooded |
| Roof            | Metal                               |
| Construction    | Vinyl Siding                        |
| Foundation      | Concrete Perimeter                  |

## School Information

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

## Additional Information

|        |     |
|--------|-----|
| Zoning | Res |
|--------|-----|

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (Greenwood) |
|----------------|-----------------------------------|

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 27th, 2025 at 5:02am ADT