

# \$199,000 - 496 Culloden Road, Mount Pleasant

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MLS® #202321045

**\$199,000**

3 Bedroom, 1.50 Bathroom, 1,224 sqft

Residential on 32.76 Acres

V4, Mount Pleasant, NS

Rare Opportunity!!! This 3 bedroom 1.5 bathroom home sits on 32.79 acres of land just minutes from the Town of Digby. The main level offers a cozy living room with a large propane fireplace, spacious kitchen which opens into the dining room, full bathroom and a back entrance to the mud/laundry room that looks onto the large and bright back deck for entertaining or relaxing in the warmer months (approx. 20x40 feet), attached gazebo and above ground pool (needs a new liner). Beyond the deck and to the side of the home stretches over 32 acres of treed land, with a small brook. There are two sheds for all your storage needs: the large shed is 28x17 feet (previously wired), and the smaller shed is 12x8 feet. If you have a desire for main floor living, the living room could be turned into a main floor bedroom. Upstairs, you will find 3 bedrooms, 2 of which have skylights. The upper floor also has a half bath (just waiting for the new owners to set up the shower to make it a full bath - shower pieces included). The basement has been framed and has the potential to be transformed into additional living space with its own separate entrance. Book a viewing with a realtor of your choice to see the potential this property has! Being sold "As Is, Where Is."



## Essential Information

MLS® #

202321045

|                |                         |
|----------------|-------------------------|
| Price          | \$199,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,224                   |
| Acres          | 32.76                   |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | March 28th, 2024        |

### Community Information

|              |                   |
|--------------|-------------------|
| Address      | 496 Culloden Road |
| Area         | Annapolis Valley  |
| District     | Digby County      |
| Sub-District | V4                |
| City         | Mount Pleasant    |
| County       | Digby             |
| Province     | NS                |
| Postal Code  | B0V 1A0           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Utilities | Propane, Electricity Connected |
| Parking   | Dirt, Multiple Driveways       |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                      |
| Appliances        | Propane Cooktop, Oven - Propane, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Fireplace(s), Hot Water                                       |
| Fireplace         | Yes                                                                      |
| Fireplaces        | Propane                                                                  |
| # of Stories      | 1                                                                        |
| Stories           | One and One Half                                                         |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Unfinished, Walk-Out Access                                        |

### Exterior

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| Lot Description | 10 to 49.99 Acres, Partially Cleared, Not Landscaped, Wooded |
| Roof            | Asphalt                                                      |
| Construction    | Vinyl Siding                                                 |
| Foundation      | Concrete Perimeter                                           |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Digby Elementary School    |
| High       | Digby Regional High School |

**Additional Information**

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Exit Realty Town & Country |
|----------------|----------------------------|

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Listing information last updated on October 28th, 2025 at 10:02am ADT