

\$179,900 - 857 Granville Road, Victoria Beach

MLS® #202321220

\$179,900

2 Bedroom, 1.00 Bathroom, 1,290 sqft

Residential on 2.50 Acres

V4, Victoria Beach, NS

This Gem by the Bay is on the market for the first time since it was built by the owner's great great grandfather circa 1855! Generations of the family and their friends have enjoyed ocean views, bracing sea air and magnificent sunsets from the front veranda, and walks down the hill to the beach and fishing wharf. Almost all rooms of this charming home offer a lovely view of the sea. From the charming veranda, enter into the bright and cheerful open living and dining room which features hardwood floors, a built in china cabinet, a bay window (a great breakfast nook) and staircase to the second floor. The spacious kitchen with knotty pine cabinetry offers a walk-out to the veranda, plus a "secret stair" to the second floor to directly access the 4 piece bath. A unique feature of this small house is that it has 3 staircases! On the second floor, the largest bedroom has a closet and a direct connection to the bathroom. Another bedroom down the hall has an adjacent walk in closet or possible office space. Both bedrooms offer the best water views, a nice way to start the day! A 3rd staircase takes you to the attic and two functional rooms; good for storage and great for children's playrooms and a fun place to camp for the night. This house does have an Efel oil stove (as is) but no oil tank, so there is no source of heat for year round living. Installing an oil tank, heat pump or wood stove could be other options for those who want to enjoy the property year round. A new slab foundation and new chimney were installed in



1999, and in the last 18 months it has been completely refreshed and enjoyed as a Summer retreat. The electrical was recently brought up to code and new plumbing fixtures, water heater, and new bathroom flooring were also added. A new pipe to the drilled well was just installed. This property is a must see for anyone looking for a Summer home close to the water and within 25 minutes from Annapolis Royal, along one of the prettiest routes in the province.

Built in 1850

Essential Information

MLS® #	202321220
Price	\$179,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,290
Acres	2.50
Year Built	1850
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 8th, 2024

Community Information

Address	857 Granville Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Victoria Beach
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electricity Connected
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Parking	No Garage, None
View	Ocean

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	None
Heating	Space Heater
Fireplace	Yes
Fireplaces	Oil Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Block

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	None
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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Listing information last updated on November 5th, 2025 at 8:17am AST