

\$449,000 - 9309 Highway 1, Meteghan River

MLS® #202321311

\$449,000

2 Bedroom, 1.00 Bathroom, 900 sqft

Residential on 2.15 Acres

V4, Meteghan River, NS

Whether you're seeking a peaceful retirement retreat, adventure, or an income property this 2.15 acre, 200' oceanfront property offers it all. Constructed completed only 7 years ago, it's like new. Located on the Acadian shores of Saulnierville Nova Scotia this rare gem, oceanfront property has the WOW factor. As you enter the open and airy living space you'll instantly fall in love with the panoramic views from the expansive, triple pane, bay window. Featuring two, generously sized, bedrooms and a conveniently open concept floor plan. Sunlight floods through the expansive windows, creating a warm and inviting atmosphere throughout the day. The natural beauty of the tides sweeping in and out reveal a beautiful sandy beach with access right from your front yard. Evenings take on a magical quality as the sun dips below the ocean horizon painting the sky with hues of orange and pink. Step outside onto your front deck and savor the crisp fresh sea breeze while watching/listening to the waves roll in. You'll appreciate the generous 14' x 26' shed, offering ample room for a workshop, storage, beach gear and hobbies; or choose to turn it into additional rental/living space. Currently renting as an AirBNB. This property is being sold fully furnished, minus the king size bed and a few personal items. It's move in ready or ready to be your income property. Easy access to local amenities groceries, gas, bank, pharmacy, post office, shopping, University Sainte Anne,



and restaurants. A 30 minute scenic drive to the historic town of Yarmouth. Donâ€™t miss the opportunity to make this oceanfront gem your own.

Built in 2016

Essential Information

MLS® #	202321311
Price	\$449,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	900
Acres	2.15
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 24th, 2024

Community Information

Address	9309 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Meteghan River
County	Digby
Province	NS
Postal Code	B0W 2L0

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	High Speed Internet
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Appliances	Gas Range, Dryer, Washer, Refrigerator
Heating	Baseboard, Stove, Other Heating/Cooling
Cooling	Other Heating/Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	General
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Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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Listing information last updated on November 2nd, 2025 at 1:02am ADT