

# \$699,900 - 74 Vista Ridge, Ardoise

---

MLS® #202322448

**\$699,900**

3 Bedroom, 2.50 Bathroom, 2,363 sqft

Residential on 1.20 Acres

V1, Ardoise, NS

Immediate occupancy available! New construction without the wait! This spacious 2363 sq ft one story rancher features an amazing floorplan. As you walk through the front foyer, you will be wowed by the open concept layout featuring cathedral ceilings in the living room, a wall of windows that floods this whole space with natural light and a propane fireplace for chilly evenings. The large kitchen with island and attached dining space is designed for entertaining. At one end of the home, you will find the large primary bedroom with walk-in closet and ensuite. There are two more generously sized bedrooms and the main bathroom. At the opposite end of the home, you will find a den/office space that could easily function as another bedroom, laundry and attached fully finished double car garage. Above this end of the home you will be delighted with the finished bonus space upstairs complete with 2-piece powder room. The home features heat pumps for efficient heating and cooling. The home is being built to only the highest standards to offer maintenance free living for years to come! This well thought out property is situated on over an acre lot, is set well back from the road to offer peace & quiet and is located just 25 minutes to Halifax. Call your favorite Realtor for details today!



## Essential Information

MLS® #	202322448
Price	\$699,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,363
Acres	1.20
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 20th, 2024

### Community Information

Address	74 Vista Ridge
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 2A0

### Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Wired
# of Garages	2

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Propane
Basement	None

### Exterior

Lot Description	1 to 2.99 Acres
Roof	Metal
Construction	Vinyl Siding
Foundation	Slab

**School Information**

Elementary	Brooklyn District Elementary School
Middle	West Hants Middle School
High	Avon View High School

**Additional Information**

Zoning	GR
--------	----

**Listing Details**

Listing Office	Viewpoint Realty Services Inc.
----------------	--------------------------------

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 12th, 2025 at 4:32pm ADT