

\$549,900 - 2408 Victoria Road, Aylesford

MLS® #202322697

\$549,900

3 Bedroom, 1.50 Bathroom, 1,180 sqft

Residential on 54.73 Acres

V3, Aylesford, NS

Welcome to DunWandering farm, just 5km's from Highway 101! This charming 3-bedroom, 1.5 bath bungalow is situated on a sprawling 55-acre property; 5 acres of lush pasture and 50 acres of mature hardwood and softwood mixture just waiting for harvest. This home offers the convenience of main level living, making it ideal for individuals seeking ease and accessibility and features a newly installed metal roof (2023) for enhanced protection against the elements. Upon entering, you'll be greeted by high ceilings that create an open and airy atmosphere throughout the house. Three brand new skylights (2023) allow natural light to flood the space, enhancing the overall brightness and warmth of the home. The primary bedroom offers a walk-in closet and half bath for convenience and the main bath will have new tile surrounding the bathtub prior to closing. For energy efficiency, this bungalow features a heat pump, ensuring a cozy environment year-round. Additionally, a wood stove in the basement adds a touch of rustic charm and provides an alternative heating option during colder months. The partially finished walkout basement offers additional living space, perfect for a recreation room or home office. This versatile area allows for customization to suit your specific needs and preferences. Outbuildings include a 22 x 32 foot barn and a 20 x 30 shop with 10' ceilings, both with new metal roofs in 2021. Beyond the confines of the home, the expansive acreage provides ample space for outdoor activities,



gardening, or simply enjoying the tranquility of nature. Looking to keep horses? The barn is presently configured with 2 box stalls and a tack room, all 12 feet wide. A professionally installed, competitive sized riding ring is located behind the barn and there is plenty of land for a 30 to 50 feet wide exercise track. Whether you envision creating riding trails, starting a hobby farm, or embracing the privacy and serenity of an acreage, the possibilities are endless.

Built in 1989

Essential Information

MLS® #	202322697
Price	\$549,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,180
Acres	54.73
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 15th, 2024

Community Information

Address	2408 Victoria Road
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	Aylesford
County	Kings
Province	NS
Postal Code	B0P 1C0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Dirt, Gravel
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Hardwood Bush, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	A2
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Listing Details

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 12th, 2025 at 9:47am ADT