

# \$425,000 - 538 North River Road, Upper Burlington

---

MLS® #202324083

**\$425,000**

4 Bedroom, 2.00 Bathroom, 2,624 sqft

Residential on 1.66 Acres

V1, Upper Burlington, NS

Four bedroom, 10 year old, 2500 sq foot bungalow. Upper level offers an open concept living room, dining room, kitchen, den/office, and a sitting area. Also on the main level you will find a four window sunroom, 4 pc bath, a large laundry room and two bedrooms. The lower level provides 2 bedrooms, 3 pc bath, large storage room, cold room, and a 57 x 9 workshop with a wood stove. Outside has a double detached garage (27 x 24), a spacious garden shed (18 x 14), both with metal roofs, a 22 x 18 ground level patio area, a 30 ft clothesline. Sitting on the 1.66 acre landscaped lot with 187 feet of water frontage on the (tidal) Kennetcook River which flows from the mouth of the Avon River (approx. 10kms). House is wired for generator, ductless heat pump. Located only 10 to Elementary and Middle Schools and the community of Brooklyn with many amenities. 15 minutes to 101 exits and the Town of Windsor. Call your favourite realtor for a private viewing.



Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202324083 |
| Price          | \$425,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,624     |

|            |                         |
|------------|-------------------------|
| Acres      | 1.66                    |
| Year Built | 2013                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Style      | Bungalow                |
| Status     | Closed                  |
| Date Sold  | April 5th, 2024         |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 538 North River Road |
| Area         | Annapolis Valley     |
| District     | Hants County         |
| Sub-District | V1                   |
| City         | Upper Burlington     |
| County       | Hants                |
| Province     | NS                   |
| Postal Code  | B0N 2A0              |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4                                                                 |
| Parking        | Detached, Double, Wired, Gravel                                   |
| # of Garages   | 2                                                                 |
| View           | River                                                             |
| Is Waterfront  | Yes                                                               |
| Waterfront     | River Front, River Access                                         |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                        |
| Appliances        | Glass Cooktop, Dishwasher, Dryer, Washer, Freezer, Microwave, Refrigerator |
| Heating           | Baseboard, Ductless, Stove                                                 |
| Cooling           | Ductless                                                                   |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Wood Burning Stove                                                         |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | 1 to 2.99 Acres, Cleared, Landscaped |
| Roof            | Asphalt                              |
| Construction    | Vinyl Siding                         |
| Foundation      | Concrete Perimeter                   |

**School Information**

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

**Additional Information**

|        |     |
|--------|-----|
| Zoning | AR2 |
|--------|-----|

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX NOVA (Windsor) |
|----------------|-----------------------|

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 28th, 2025 at 3:18pm ADT