

# **\$219,000 - 5207 West Dalhousie Road, West Dalhousie**

---

MLS® #202324656

**\$219,000**

3 Bedroom, 1.00 Bathroom, 1,011 sqft

Residential on 2.19 Acres

V3, West Dalhousie, NS

Here is a MOVE IN READY 3 bedroom home with full walk-out basement! This well built bungalow sits on 2 acres of partially cleared land that backs onto a brook and 90 acres of crown land. The roof is just 3 years old, hot water tank is 2 years old, heat pumps installed 9 years ago. The house was contractor built in 1987 and has great bones - just needs some cosmetic updates. The full basement is huge! It has 8 foot ceilings, concrete floors and a convenient walk-out to the back yard. This area could be fully finished giving you double the amount of living space. There is tremendous value here! Hannam Brook at the back of the property comes out of nearby Hannam Pond that can be accessed from West Dalhousie Road. The community of West Dalhousie is just 15 minutes from the town of Bridgetown where you will find all amenities. The Bridgetown school system is recognized as offering one of the the highest standards of education in the Annapolis Valley, and the bus stop is right out front of this house!. The driveway extends along the west side of the house to the backyard, making this an ideal location to add a garage. The sale includes a vacant lot to the east of the house that has concrete foundation (house taken down), existing driveway, civic number and a 10 year old drilled well and septic (PID # 01877623). This is the perfect opportunity for you to build a barn, workshop or second house on the vacant lot for future income potential. Or park the RV for the in-laws! The General



Development zoning allows for a variety of uses. You will find several ATV trails nearby as well as an abundance of great fishing and hunting spots. This one-owner property is ideal for a first time homebuyer to stop paying rent and start building equity.

Built in 1987

**Essential Information**

MLS® #	202324656
Price	\$219,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,011
Acres	2.19
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 16th, 2024

**Community Information**

Address	5207 West Dalhousie Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	West Dalhousie
County	Annapolis
Province	NS
Postal Code	B0S 1C0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Multiple Driveways
Waterfront	Stream/Pond

**Interior**

Interior Features	High Speed Internet
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

## Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Level, Softwood Bush
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

## School Information

Elementary	Bridgetown Regional Community School
Middle	Bridgewater Junior Senior High School
High	Bridgewater Junior Senior High School

## Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
--------	-------------------------------

## 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 15th, 2025 at 4:47am ADT