

\$579,900 - 11 Highland Avenue, Wolfville Ridge

MLS® #202325628

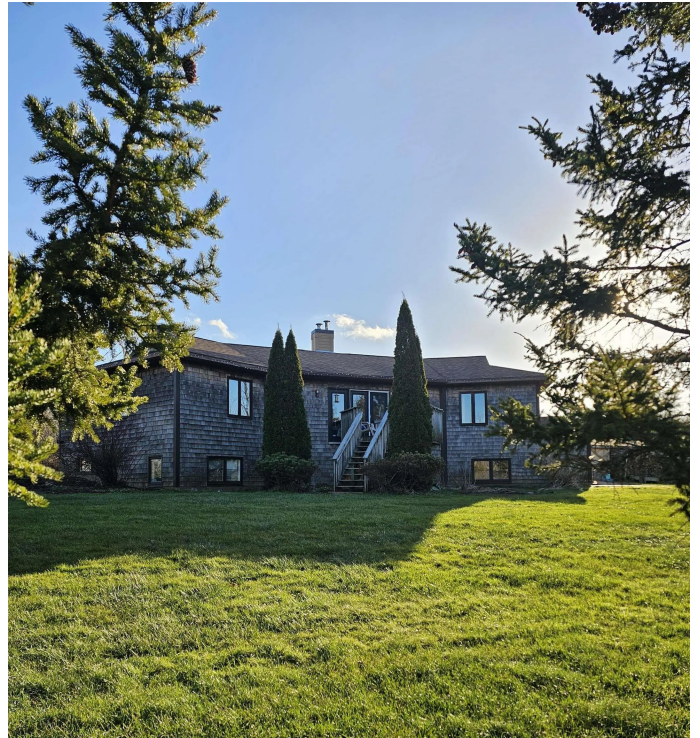
\$579,900

5 Bedroom, 3.00 Bathroom, 2,500 sqft

Residential on 0.94 Acres

V2, Wolfville Ridge, NS

The perfect spot near Wolfville does exist, and it's this home on nearly an acre of property with a pond and stream and an abundance of storage! This prime location is walking distance to Acadia University and a hop skip and a jump away from many of the local wineries, zoned A2 this property has plenty of potential to suit your needs as a family home or an income property. A quick possession is possible and many of the furnishings are negotiable if desired. As you come through the newly renovated entry you'll find plenty of storage for footwear, coats and accessories. Continuing into the stunning open concept living space, this living room, kitchen and dining room are spacious and cozy with the woodstove as a central feature. This main living area boasts updated flooring and the kitchen was updated with solid wood cabinets 2021. The spacious main floor primary bedroom has a walk in closet and an updated ensuite which includes a Jacuzzi tub! Rounding out the main floor are two generously sized bedrooms and a full bath with new floor and toilet. Laundry hook ups do exist on this main floor which would allow for one level living if desired. Downstairs you'll find freshly laid floors in the two bedrooms, rec-room, library and hallway. As well as a full bath, a large flex space (currently being used as a gym) two storage areas and a mudroom with a walkout. Sink hook ups exist in the mudroom and a little work could turn the downstairs into a separate apartment. Outside



youâ€™ll discover a sprawling lot with a charming stream and bridge as well as a frog pond which provides the perfect spot for campfires as you gaze at the distant views of Blomidon. Don't miss the opportunity to make this exceptional property your own â€“ book your showing today! Seller Licensed to sell real estate in the province of Nova Scotia.

Built in 1989

Essential Information

MLS® #	202325628
Price	\$579,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,500
Acres	0.94
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 30th, 2024

Community Information

Address	11 Highland Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville Ridge
County	Kings
Province	NS
Postal Code	B4P 2R2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Dirt, Gravel

Waterfront	Stream/Pond
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Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Dishwasher, Water Purifier
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared
Roof	Asphalt
Construction	Concrete, Shingle Siding
Foundation	Block

School Information

Elementary	Gaspereau Valley Elementary School
Middle	Wolfville School
High	Horton High School

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 14th, 2025 at 7:02am ADT