

\$249,000 - 943 Placide Comeau Road, Meteghan Station

MLS® #202400802

\$249,000

3 Bedroom, 1.00 Bathroom, 1,573 sqft

Residential on 2.17 Acres

V4, Meteghan Station, NS

Discover a spacious and turnkey haven at 943 Placide Comeau Road! Nestled in the serene back area of Meteghan Station, this residence is situated on approximately 2.16 acres of land, offering a perfect blend of comfort and convenience. Enjoy the luxury of being mere minutes away from all essential amenities, making this property an ideal retreat that seamlessly combines comfort with accessibility. Upon entering the home, you'll walk into an open dining room and kitchen, creating a warm and inviting atmosphere. Continuing on the first floor, the combined laundry and bathroom offer the ultimate convenience for all your washing needs. Beyond the kitchen, discover a generously sized living room spanning an impressive 23'5"x22'11", providing ample space for entertaining large crowds or engaging in a variety of activities. The living room also opens up to a spacious deck at the rear, making a delightful outdoor extension to the living space. Ascend to the upper level, where you'll find all three bedrooms and a cozy sitting area above the stairs that creates a charming space for relaxation. For added convenience, an access door to the attic provides extra storage possibilities, ensuring every inch of this home is designed with functionality in mind. The basement, thoughtfully insulated and undeveloped, presents a versatile space that's perfect for more storage. The primary heating source is a charming wood stove located in the kitchen area, providing cozy comfort during



colder seasons. For added flexibility, a heat pump or electric baseboards stand ready as reliable backup options for those warmer days where a wood fire is not needed. Fiber-optic internet is available. Situated just 36 minutes from Yarmouth and a short 45-minute drive from Digby, this cozy home offers a perfect balance between peaceful living and accessibility to neighboring towns. Don't miss the opportunity to make this your home, book your showing today!

Built in 1918

Essential Information

MLS® #	202400802
Price	\$249,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,573
Acres	2.17
Year Built	1918
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 5th, 2024

Community Information

Address	943 Placide Comeau Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Meteghan Station
County	Digby
Province	NS
Postal Code	B0W 2L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking	No Garage, Gravel
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Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Refrigerator
Heating	Baseboard, Ductless, Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Softwood Bush
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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Listing information last updated on November 1st, 2025 at 3:32pm ADT