

\$740,000 - 1105 Canaan Mountain Road, Canaan

MLS® #202402180

\$740,000

3 Bedroom, 2.00 Bathroom, 2,600 sqft
Residential on 6.40 Acres

V2, Canaan, NS

This property has the perfect blend of location, land, privacy, very comfortable, a 17 year old home, long views, and an amazing 50 x 36 garage. The home sits well back off the road, nicely elevated on 6.4 acres. It's just 4 minutes from Exit 12 (Big Stop) on Highway 101 but feels like you are deep in the country. The home was custom built and offers spacious rooms on two levels. Two bedrooms and bath on the main level along with a huge kitchen and dining with oak cabinets, large livingroom and a sunny mudroom. The lower level offers a third bedroom, another full bathroom, family room, utility room, storage room and a real cold room. The main level has a 30 foot covered balcony and rear deck at the entry. The lower level has a terrace off the family room. The home has been well maintained and has excellent systems including a drilled well, septic, 200 amp electrical, wood/oil combination hot water heating, water softener, air exchanger and heat pump. The large modern garage is 50 x 36 and 14 feet high inside. It has 3 roll-up doors and a separate workshop. This extremely well constructed building is ideal for many uses and will appeal to those who need a large building. Beautiful gardens, open fields and forests are enhanced by the long unobstructed views and stunning sunsets. THIS PROPERTY IS A RARE FIND! Minutes to Kentville and New Minas and within 13 minutes to the University Town of Wolfville.



Built in 2007

Essential Information

MLS® #	202402180
Price	\$740,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,600
Acres	6.40
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	May 9th, 2024

Community Information

Address	1105 Canaan Mountain Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canaan
County	Kings
Province	NS
Postal Code	B4N 4K1

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Wired, Double, Parking Spaces(s)

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator, Water Softener
Heating	Baseboard, Ductless, Hot Water
# of Stories	2
Stories	Two

Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Cleared, Partial Landscaped, Rolling Slope, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	New Minas Elementary School
Middle	Horton High School
High	Horton High School

Additional Information

Zoning	Rural
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Listing Details

Listing Office	MBA Country Real Estate Brokers
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Listing information last updated on October 18th, 2025 at 12:17am ADT