

\$425,000 - 4313 Highway 12, South Alton

MLS® #202402858

\$425,000

3 Bedroom, 1.50 Bathroom, 3,074 sqft

Residential on 0.92 Acres

V2, South Alton, NS

Welcome to this charming 3-bedroom, 2-bathroom home with over 3000 square feet of living space, conveniently situated on Hwy 12, less than 5 minutes from the highway and just 10 minutes to New Minas. Upon entering the main level, you are greeted by a bright and open kitchen and living room, leading to a spacious bathroom and three inviting bedrooms. The lower level features a generously sized rec room, a convenient laundry area, and a versatile 22x30 room that can be utilized as a games room, ensuring ample space for leisure and entertainment. This home is efficiently heated using a new hot water propane boiler, a pellet stove, and a ductless heat pump, providing comfort and cost-effective warmth throughout the seasons. Step outside to discover a 24x24 two-car garage, a grey metal shed for additional storage, a paved driveway, and a fenced-in side yard, perfect for pets and ensuring privacy for outdoor enjoyment. The property also includes two bonus buildings, previously utilized for gardening and housing chickens, reflecting a vibrant and self-sustaining lifestyle. Impeccably loved and maintained, this home embodies warmth, comfort, and practicality, making it an ideal residence for any family seeking an inviting retreat in the Annapolis Valley.



Built in 1971

Essential Information

MLS® #	202402858
Price	\$425,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	3,074
Acres	0.92
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 11th, 2024

Community Information

Address	4313 Highway 12
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	South Alton
County	Kings
Province	NS
Postal Code	B4N 3V8

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Multiple Driveways, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless, Radiant, Stove
Fireplace	Yes
Fireplaces	Propane
Stories	Split Entry
Has Basement	Yes

Basement Full, Finished, Walk-Out Access

Exterior

Lot Description 0.5 to 0.99 Acres, Landscaped
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter

School Information

Elementary Coldbrook And District School
High Central Kings Rural High School

Additional Information

Zoning A2

Listing Details

Listing Office Exit Realty Town & Country

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