

\$429,900 - 38 Lemarchant Drive, Canaan

MLS® #202403519

\$429,900

3 Bedroom, 2.00 Bathroom, 2,274 sqft

Residential on 1.08 Acres

V2, Canaan, NS

Welcome to 38 Lemarchant Drive! Located in one of the nicest subdivisions in the area and sitting on a beautiful 1 plus acre corner lot. This contemporary style three bedroom home features a very functional floor plan with plenty of living space. The main floor offers open concept dining /living area with plenty of natural light, cathedral ceilings and cozy fireplace and hardwood floors, functional kitchen with recent updates and peek boo window to dining/living area , a 4 piece bath with jack and Jill door to a bright spacious master bedroom complete with double closets. The sunroom features in floor heat and a door to the large back yard a definitely an added bonus, a perfect place to relax. The second level offers 2 good-sized bedrooms, a 3 piece bath, storage and balcony overlooking the main floor. In the basement you will find a spacious family room and laundry room a third bathroom could be added. Includes double attached garage and shed. Conveniently located in a great neighbourhood, just minutes to New Minas, 101 highway access and all amenities. Don't miss out check out the virtual walk through or book your private showing today.



Built in 1989

Essential Information

MLS® # 202403519

Price \$429,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,274
Acres	1.08
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	May 14th, 2024

Community Information

Address	38 Lemarchant Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canaan
County	Kings
Province	NS
Postal Code	B4N 4K1

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water, In Floor
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level
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Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	A4
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Listing Details

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 18th, 2025 at 12:17am ADT