

\$235,000 - 79 Fraser Road, Granville Centre

MLS® #202403692

\$235,000

2 Bedroom, 1.50 Bathroom, 925 sqft

Residential on 1.30 Acres

V4, Granville Centre, NS

Welcome to this charming and low-maintenance bungalow, complete with a detached garage, located just minutes away from the vibrant town of Annapolis Royal. This delightful property is perfectly designed for easy living, featuring an updated exterior that requires minimal upkeep. Step inside to discover a cozy and inviting interior, boasting recently updated kitchen appliances. The main level offers two comfortable sized bedrooms and bathroom, providing ample space for relaxation and privacy. There is also main level laundry conveniently located inside the mudroom. The real highlight of this property is the dual-level deck, offering a fantastic outdoor entertaining space for hosting gatherings or simply enjoying some peaceful moments surrounded by nature. Plus, the above-ground pool adds a refreshing touch to those warm summer days. Enjoying views across the valley floor and north mountain. The basement of this bungalow is equipped with a woodstove, it offers a highly efficient heating source and creates a warm and cozy ambiance during the winter months. The walk-out from the wood room provides easy access to firewood, while the half bath adds convenience. The basement also holds the potential for future expansion, with the possibility to finish a family room to suit your needs. With its convenient location just minutes away from Annapolis Royal, you'll have easy access to a wide range of amenities, including shops, restaurants, and



recreational opportunities. Embrace the fulfilling lifestyle that this affordable property provides, combining the comforts of home with the convenience of nearby amenities. Don't miss out on the opportunity to make this charming bungalow your new dream home. an investment in fresh paint, and elbow grease give you the opportunity to make this one your own! Schedule a visit today and envision the potential for a comfortable and relaxed way of living in this wonderful location.

Built in 1988

Essential Information

MLS® #	202403692
Price	\$235,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	925
Acres	1.30
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 8th, 2024

Community Information

Address	79 Fraser Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Centre
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Gravel
# of Garages	1
Waterfront	Stream/Pond
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave
Heating	Baseboard, Ductless, Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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