

\$624,900 - 1249 331 Highway, Conquerall Bank

MLS® #202404042

\$624,900

4 Bedroom, 4.00 Bathroom, 2,962 sqft

Residential on 1.33 Acres

C2, Conquerall Bank, NS

Nestled along the serene banks of the LaHave River in Conquerall Bank, Nova Scotia, lies 1249 Highway 331, a captivating property offering over 170 feet of breathtaking river frontage. Boasting a deep mooring, this idyllic setting is perfect for water enthusiasts looking to embark on leisurely boat rides or fishing expeditions. The main residence features three bedrooms and three bathrooms, including a spacious kitchen adorned with elegant stone countertops. Convenience is key with a main level bedroom and laundry facilities, while the inviting living room, complete with a cozy wood stove, provides the perfect space for relaxation. Enhanced climate control is ensured by two ductless mini-split heat pumps, while the second level living area boasts two bedrooms and an ensuite bathroom. Step out onto the upper-level patio to take in views of the river, creating an ideal spot for morning coffee or evening relaxation. For added versatility, a detached secondary suite offers one bedroom + den and one bathroom, ideal for accommodating guests or generating rental income. Ample storage space is provided by the double garage, perfect for storing vehicles, boats, or ATVs. Conveniently located near Bridgewater, beaches, the Lahave ferry, and the Lahave bakery, this property offers both tranquility and accessibility. A newly installed septic system and a wharf further enhance the appeal of this remarkable opportunity to reimagine and renovate a waterfront gem.



Built in 1947

Essential Information

MLS® #	202404042
Price	\$624,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,962
Acres	1.33
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 1st, 2024

Community Information

Address	1249 331 Highway
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Conquerall Bank
County	Lunenburg
Province	NS
Postal Code	B0R 1G0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Gravel, Shared
# of Garages	2
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	None
Heating	Forced Air, Ductless

Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Pentz Elementary School
Middle	Hebbville Academy
High	Park View Education Centre

Additional Information

Zoning	RES
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Listing Details

Listing Office	Holm Realty Limited
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