

# \$444,444 - 739 Collier Road, Ardoise

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MLS® #202404514

**\$444,444**

6 Bedroom, 3.00 Bathroom, 1,890 sqft

Residential on 1.30 Acres

V1, Ardoise, NS

This fantastic, well maintained and recently renovated large bungalow with 3 units incl. 5 bdms plus 1 bdm suite in the lower level. Great investment or a beautiful family home. You can easily convert this home into one single dwelling if desired. The property is a total of 1.3 acres, surrounded by beautiful trees, shrubs and has an outdoor fire pit! There are 2 driveways, front and back, ample parking, a large 2 car detached garage and a single attached garage. Located near schools, lakes and parks. This property is located only 40 min from Halifax and has everything that you may be looking for to live mortgage free or start your investment portfolio. With minor renovations you can finish the lower level kitchen and bath. There are a total of 3 separate units. 2 units are on the main floor which consist of one 3 bedroom unit and one 2 bedroom unit. The 3rd unit is on the lower level and is a 1 bedroom unit. Each unit has its own access, own appliances and there are 2 separate power meters. This property is also heated with an efficient central electric heat pump and solar panels. Electrical, plumbing and insulation were upgraded 15 yrs ago. It has been freshly painted with some floors and fixtures upgraded as well. This property is currently vacant and can be easily rented. Solar panel agreement will be assumed by the new buyer at the closing.



## Essential Information

MLS® #	202404514
Price	\$444,444
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,890
Acres	1.30
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 3rd, 2025

### Community Information

Address	739 Collier Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 1L0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Detached, Single, Double, Wired, Gravel
# of Garages	3

### Interior

Appliances	Dryer, Washer/Dryer, Refrigerator
Heating	Heat Pump
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished, Walk-Out Access

### Exterior

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

### **Additional Information**

Zoning	R-4
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### **Listing Details**

Listing Office	Sutton Group Professional Realty
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Listing information last updated on October 13th, 2025 at 5:02am ADT