

\$285,000 - 1322 Victoria Road, Aylesford

MLS® #202404629

\$285,000

3 Bedroom, 2.00 Bathroom, 1,780 sqft

Residential on 1.88 Acres

V2, Aylesford, NS

Calling all first-time home buyers! Now is your chance to stop paying high priced rent, and to start investing in your financial future. Perfect for young families! A desirable elementary school is within a 5-minute walk, and a well-kept picnic park and baseball field are right across the street. Sitting on a spacious 1.8-acre lot, the beautiful yard features a wooden bridge crossing a small stream, XXL garden plot, a variety of berry bushes, complete with your own ruburb patch. The detached 25x35 barn is full of potential and flexible C3 zoning would permit for an in-home business. Stepping inside, you will find a bright and cheerful interior with a mix of modern updates and old-world charm. You can easily picture yourself gathered around the kitchen island enjoying a cup of coffee with friends, or hosting a dinner party in the dining room with its bay window and built in china cabinet. The 3-season sunroom will be a fan favorite and is the perfect spot to relax after a long day. Convenient touches such as the mudroom with laundry connections, large 4pc bath, and main level bedroom/office adds to the appeal. Upstairs, you will find two additional bedrooms (one with a walk-in closet) and an added bathroom with stand-up shower. The attic could be developed into additional living space if needed, or is great for extra storage. Two efficient heat pumps and recent vinyl windows keeps you comfortable and utility bills affordable. A solid foundation with spray foam insulation and concrete floor completes the



package. Ready for your viewing appointment,
this property is a pleasure to show!

Built in 1924

Essential Information

MLS® #	202404629
Price	\$285,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,780
Acres	1.88
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 1st, 2024

Community Information

Address	1322 Victoria Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Aylesford
County	Kings
Province	NS
Postal Code	B0P 1C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Paved
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Forced Air, Ductless
# of Stories	1

Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Masonite/Colour Lock, Colour Lock
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	C3
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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