

# \$675,000 - 92 High Valley Drive, West St. Andrews

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MLS® #202406166

**\$675,000**

4 Bedroom, 3.00 Bathroom, 2,306 sqft

Residential on 1.44 Acres

N/A, West St. Andrews, NS

Welcome to 92 High Valley Drive. This 3 year-old bungalow is nestled on a picturesque 1.44-acre riverfront lot on the banks of the St. Andrews River. The welcoming craftsman exterior with covered front porch and exposed beams exudes curb appeal the moment you arrive. Step inside and be captivated by the grandeur of the large open concept great room with soaring cathedral ceilings. The heart of this home is the kitchen, boasting sleek quartz countertops, stainless steel appliances and concealed range hood all complemented by tastefully designed two-tone shaker cabinets. The main floor primary bedroom with walk-in closet and upgraded 3pc ensuite is perfect for those looking to age in place, while the convenience of main floor laundry and a mudroom adds practicality to daily living. 2 spacious secondary bedrooms and the main bathroom complete this level. The bright lower level with a walk out to the backyard reveals a realm of possibilities. Here, the recroom, 4th bedroom and 3pc bathroom provide the perfect haven for guests or a growing family, while the unfurnished 20'x30' storage area is perfect for all your storage needs or could be converted to additional living space in the future. As you venture outside, a treed backyard welcomes you to unwind on the oversized composite deck, a perfect space for gatherings, barbecues, and peaceful relaxation. Craftsmanship and attention to detail shine through with high-end fixtures and impeccable construction, ensuring a lasting



impression of quality. Bonus: the transferable 8-year Lux New Home Warranty provides added peace of mind. Perfectly located minutes from all the amenities Stewiacke has to offer, 30 minutes from the Halifax International Airport and 45 minutes for the heart of Downtown Halifax. Don't miss this opportunity to own a piece of paradise at 92 High Valley Drive.

**Essential Information**

MLS® #	202406166
Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,306
Acres	1.44
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 24th, 2024

**Community Information**

Address	92 High Valley Drive
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	West St. Andrews
County	Colchester
Province	NS
Postal Code	B0N 2J0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	1.5, Gravel

# of Garages	2
Is Waterfront	Yes
Waterfront	River Front

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

### **Exterior**

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

### **School Information**

Elementary	Winding River Consolidated School
Middle	South Colchester Academy
High	South Colchester Academy

### **Additional Information**

Zoning	rur/res
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### **Listing Details**

Listing Office	Engel & Volkers
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Listing information last updated on October 15th, 2025 at 10:02am ADT