

\$309,900 - 3378 Highway 1, Aylesford East

MLS® #202406171

\$309,900

4 Bedroom, 2.00 Bathroom, 1,800 sqft

Residential on 3.20 Acres

V3, Aylesford East, NS

Welcome home! This 4 bed 2 bath home sits on 3.2 acres and backs onto the Annapolis River. Do some fishing for trout or watch the wildlife, including ducks and Canada geese! Main level has foyer with laundry, eat-in kitchen with separate pantry area, large living with woodstove ('19), primary bedroom, 4 pc bath & 25.5x8.1 sunroom. 2nd level has 3 good sized bedrooms and 3 pc bath. The basement has storage area and utility/wood room. Outside is a 32.2x24.8 detached & wired garage with new steel roof in 2022. Also a large 48.6x34.6 barn (is as is condition). Property has blueberry bushes, apple tree, brandy wine crabapple trees and a cherry tree. Harvest Moon Trailway access right across the road. 110 kms (Annapolis Royal to Grand Pre) along the former railbed, great for walking, ATV, biking. Updates in the last few years include: house shingles ('17), Wood/Oil hot water boiler furnace ('17), indoor oil tank ('15), windows in master bedroom & new main door. 5 mins to Berwick, 10 mins to Greenwood, 1 hr to Halifax.

Built in 1946

Essential Information

MLS® #	202406171
Price	\$309,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,800
Acres	3.20
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 31st, 2024

Community Information

Address	3378 Highway 1
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	Aylesford East
County	Kings
Province	NS
Postal Code	B0P 1C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, 1.5, Wired, Parking Spaces(s), Paved, Single
# of Garages	2
View	River

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Level, Wooded
-----------------	---

Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

School Information

Elementary	Saint Mary's Elementary School
High	West Kings District High School

Additional Information

Zoning	A1
--------	----

Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
----------------	-----------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 12th, 2025 at 9:47am ADT