

\$440,000 - 2464 Highway 1, Aylesford

MLS® #202407179

\$440,000

4 Bedroom, 1.50 Bathroom, 2,525 sqft

Residential on 0.53 Acres

V3, Aylesford, NS

The curb appeal is evident in this beautifully maintained elegant two-storey home located in the heart of Aylesford. Entering this home's front foyer will catch your attention with its high 9' ceilings, 9"baseboard, and warm soft-toned hardwood flooring flowing abundantly throughout most of the main two levels, speaks to the home's original character. The main level boasts plenty of bright spacious rooms including an extra large bright kitchen with plenty of prep and storage space that leads nicely into a formal dining room, where your family will enjoy those memorable family dinners together. A main-level family room and living room, accented with an eye-catching wood fireplace add to the character and beauty of the main floor layout. This level is completed with laundry, mudroom, and a 2-piece bathroom. The 2nd floor has a sizeable primary bedroom with a walk in closet, 3 additional large bedrooms and a 4-piece bath. The lower level has a finished rec room allowing your family a private space for watching TV or the kids to enjoy playing their favourite video games. Access to the attic can be gained through a back staircase for an additional storage area. A convenient walkout from the lower-level utility room to the backyard is a great feature. This backyard oasis is a wonderful area for family and friends with an amazing back deck overlooking a play structure for the kids to enjoy and the fenced in the 20 x 40 in-ground pool. A large wired pool house will allow for easy cleanup and



storage after a fun-filled day of swimming laps and an additional shed in the backyard giving plenty of storage space for your gardening supplies and projects. The detached garage was built in 2016 and is wired, insulated and heated with an energy efficient heat pump. This home has it all. Available for quick closing.

Built in 1935

Essential Information

MLS® #	202407179
Price	\$440,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,525
Acres	0.53
Year Built	1935
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 16th, 2024

Community Information

Address	2464 Highway 1
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	Aylesford
County	Kings
Province	NS
Postal Code	B0P 1C0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Detached, Single, Heated Garage, Wired, Gravel, Paved
# of Garages	1
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Furnace, Hot Water, Radiator
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Level
Roof	Asphalt
Construction	Shingle Siding, Wood Siding
Foundation	Block

School Information

Elementary	Saint Mary's Elementary School
Middle	Pine Ridge Middle School
High	West Kings District High School

Additional Information

Zoning	R3
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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Listing information last updated on October 12th, 2025 at 9:32am ADT