

\$199,900 - 1539 Trout Lake Road, New Albany

MLS® #202408147

\$199,900

1 Bedroom, 1.00 Bathroom, 817 sqft

Residential on 2.13 Acres

V3, New Albany, NS

Whether you're looking for a quiet and peaceful retreat, or a spot that holds the potential for unlimited adventure, this is the property for you! With an average power bill of \$100/month and a Pacific Energy woodstove that uses less than 3 cord a year, this one bedroom, one level home is the solution to the rising cost of living! (Originally a 2 bedroom, so it would be possible to convert back) For the water-babies, right across the road is the public beach access to Trout Lake, with a boat launch up the road a bit. For the nature enthusiasts, there are thousands of acres of crown land that adjoin this property, ripe for exploration, and a brook running through the backyard with a larger brook flowing beside it. You won't be stranded in the woods because along with fibre-opt high speed to keep you digitally connected, Trout Lake Road is a public road (maintained and plowed), ensuring year-round access. A newer 19'x10' deck, single car garage, small storage sheds, newer pressure tank, newer water pump and a brand new septic system (will be installed prior to close at seller's expense) are a few of the other features. Whether seeking a year-round home or a cottage retreat, this property will be sure to please!



Essential Information

MLS® #

202408147

Price	\$199,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	817
Acres	2.13
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 7th, 2024

Community Information

Address	1539 Trout Lake Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	New Albany
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel
# of Garages	1
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, Sloping/Terraced
Roof	Metal
Construction	Wood Siding
Foundation	Pillar/Post/Pier

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	Exit Realty Town & Country
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