

\$315,000 - 944 Summer Street, Canning

MLS® #202408213

\$315,000

3 Bedroom, 1.00 Bathroom, 1,227 sqft

Residential on 0.46 Acres

V2, Canning, NS

This property is a must to add to your shopping list! It boasts many features, allowing for functionality and cost efficiency! This three-bedroom home is ideally situated just minutes away from both the Elementary & High School, making it an ideal choice for young families looking for a starter home. Its proximity to essential amenities also makes it appealing for retirees seeking convenience. Situated just minutes from the nearby Village, residents can enjoy easy access to a grocery store complete with an NSLC outlet, a wonderful family-owned meat shop, restaurants, and the stunning Kingsport, renowned for its mesmerizing high tides. Inside, the home boasts a beautifully finished family room and games room in the lower level, providing ample space for relaxation and entertainment. The addition of large storage shelves in the utility room, ensures organized storage for seasonal decorations in totes, adding to the home's functionality. Included in the sale are essential appliances such as the fridge, stove, washer, dryer, and woodstove. You can access the spacious 10' x 26' deck via patio doors, offering a perfect spot for outdoor lounging beside the above-ground pool. Forget about the hassle of scraping ice off your car during winter months. This property features an 18' x 24' garage providing shelter for your vehicle along with extra storage space. Recent maintenance includes the replacement of roof shingles on the house and main floor windows in 2016, while the



garage roof shingles were replaced in 2023. Municipal sewer and water services add to the convenience of this property. Outside, the backyard offers ample space for outdoor activities and gatherings, making it an ideal setting for campfires and making memories!

Built in 1977

Essential Information

MLS® #	202408213
Price	\$315,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,227
Acres	0.46
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 29th, 2024

Community Information

Address	944 Summer Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canning
County	Kings
Province	NS
Postal Code	B0P 1H0

Amenities

Utilities	Cable Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Dirt
# of Garages	1

Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Electric Range, Stove, Dryer, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Stove
Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Glooscap Elementary School
High	Northeast Kings Education Centre

Additional Information

Zoning	R-2
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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