

# \$395,000 - 3440 Highway 1, Aylesford

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MLS® #202409053

## \$395,000

4 Bedroom, 1.50 Bathroom, 2,019 sqft

Residential on 1.73 Acres

V3, Aylesford, NS

Cute as a button! This home has been completely redone and beautifully updated inside and out over the last 5 years. An open-concept main floor living area boasts an updated, roomy kitchen with modern-colored grey cupboards contrasted nicely with light countertops and white subway tile backsplash. A large 6'x 3' island in the kitchen provides additional storage and prep space and has room for two stools, providing a great area to enjoy a quick snack. The primary bedroom has a 2 piece ensuite with an above-counter sink and an eye-catching shiplap feature wall. A second bedroom on the main level has a custom-built kids' bed with plenty of storage and areas for the kids to explore and play. The main level modernized 4pc bath completes this level. Two additional bedrooms in the lower level area are currently being used as a home gym and sports room. Warm tones continue throughout the lower level family room where your whole family will enjoy this bright spacious area. A large mudroom with wonderful storage and an aesthetically pleasing laundry room completes this level. With plumbing already roughed in you can start planning an additional lower-level bathroom. Newer flooring, updated fashionable light fixtures, dazzling accent walls, and sliding barn doors speak to the home's character.



## Essential Information

MLS® #	202409053
Price	\$395,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,019
Acres	1.73
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 15th, 2024

### Community Information

Address	3440 Highway 1
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	Aylesford
County	Kings
Province	NS
Postal Code	B0P 1C0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

### Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Mary's Education Centre/ Academy
Middle	Pine Ridge Middle School
High	West Kings District High School

### **Additional Information**

Zoning	A1-01
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### **Listing Details**

Listing Office	Royal LePage Atlantic (Greenwood)
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