

\$399,999 - 93 Across The Meadow Road, East Ferry

MLS® #202409683

\$399,999

3 Bedroom, 2.00 Bathroom, 1,940 sqft

Residential on 1.03 Acres

V4, East Ferry, NS

Welcome to your new home located at 93 Across the Meadow Road, East Ferry, which has high speed fibre available through Bell, and would make working from home a viable option! This charming single-family residence is nestled in a small, community-minded neighborhood, offering both tranquility and a sense of belonging. Boasting three spacious bedrooms and two bathrooms, this home is perfectly suited for growing families seeking comfort and convenience. Step inside and view the incredible renovation carried out between 2009-2010, stripping the house back to its studs and crafting it into the modern gem that stands today. Delight in the solid cherry floors and bask in the warmth provided by the wood and oil forced air furnace. Relax in front of the electric fireplace on those chilly days. Keep your home well-stocked and organized, with dedicated spaces for crafts, laundry and cold room food items on the lower level. Drink in the breathtaking views of Petit Passage and the Long Island shoreline, best enjoyed from the front facing windows or the front stoop, while experiencing the salty ocean breezes and peaceful atmosphere. With a generous land size of 1.03 acres, the fenced backyard provides ample space for children and pets, who can roam freely and securely thanks to the electric invisible fencing. Additional conveniences include a driveway prepared for asphalt, a fiberglass outside oil tank installed in 2015, and high-speed fibre optic internet, perfect for those who work from home.



Embrace coastal living with nearby whale watching excursions, seasonal cafes and canteens, and easy access to the ferries to Long Island and Brier Island. Round off your weekends with a leisurely 15-minute drive to the stunning Sandy Cove Beach.

Built in 1964

Essential Information

MLS® #	202409683
Price	\$399,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,940
Acres	1.03
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 16th, 2025

Community Information

Address	93 Across The Meadow Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	East Ferry
County	Digby
Province	NS
Postal Code	B0V 1E0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single
View	Ocean

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Water Heater, Electric Range, Dishwasher, Dryer - Electric, Washer, Freezer - Chest, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres, Landscaped
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Digby Neck Consolidated School
Middle	Digby Regional High School
High	Digby Regional High School

Additional Information

Zoning	General
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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Listing information last updated on October 14th, 2025 at 12:47am ADT