# $325,000 - 96 Victoria Street, Middleton

MLS® #202409801

**$325,000**
2 Bedroom, 1.00 Bathroom, 1,550 sqft
Residential on 2.11 Acres

V3, Middleton, NS

Discover modern comfort, efficiency and style in this meticulously remodelled bungalow, with municipal services, positioned on a generous two acre in-town lot. Completed within the past two years, this home has undergone a comprehensive transformation, focusing on quality craftsmanship and low maintenance living. Outside, attention to detail is evident in the exterior improvements and tasteful landscaping. The rebuilt concrete block stairs with elegant paver stones offer both durability and visual appeal. The cedar shingles have been carefully sanded, primed, and painted. Practical enhancements, such as the trench from the house to the driveway and the addition of gutters, ensure effective water management. Step inside to discover freshly painted, sunlit spaces. The main floor features durable waterproof vinyl flooring. In the kitchen, upgraded countertops, cupboards, appliances and under-cabinet lighting create a contemporary space. The kitchen flows conveniently into the dining and living area. Picture windows flood the interior with natural light and frame picturesque views of North Mountain. The bedrooms are bright and spacious. The primary features a unique dressing area. The bathroom boasts a complete renovation, including contemporary ceramic tile floors, a new vanity, shower insert, toilet, and modern fixtures. Updated lighting throughout the house enhances the overall ambiance. The semi-finished basement offers a dedicated laundry room, walk-out to the

backyard, and the potential for 2 additional bedrooms, office space or rec rooms. Practical upgrades ensure peace of mind for years to come. The plumbing has been inspected, with maintenance completed as needed. A new 200-amp panel and regularly serviced boiler improve efficiency. Within walking distance of schools and downtown Middleton, this thoughtfully remodeled bungalow is ready to welcome you home. Schedule your viewing today and experience modern country living at its finest.

Built in 1975

## Essential Information

| | |
|---|---|
| MLS® # | 202409801 |
| Price | $325,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,550 |
| Acres | 2.11 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Bungalow |
| Status | Closed |
| Date Sold | September 5th, 2024 |

## Community Information

| | |
|---|---|
| Address | 96 Victoria Street |
| Area | Annapolis Valley |
| District | Annapolis County |
| Sub-District | V3 |
| City | Middleton |
| County | Annapolis |
| Province | NS |
| Postal Code | B0S 1P0 |

## Amenities

| | |
|---|---|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking | No Garage, Paved |

## Interior

| | |
|---|---|
| Interior Features | High Speed Internet |
| Appliances | Electric Oven, Dishwasher, Dryer, Washer, Refrigerator |
| Heating | Baseboard, Hot Water |
| Has Basement | Yes |
| Basement | Full, Partially Finished, Walk-Out Access |

## Exterior

| | |
|---|---|
| Lot Description | 1 to 2.99 Acres, Cleared, Partial Landscaped, Level |
| Roof | Metal |
| Construction | Shingle Siding |
| Foundation | Block, Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Zoning | RES |

## Listing Details

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|---|---|
| Listing Office | RE/MAX Banner Real Estate |

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Listing information last updated on October 29th, 2025 at 8:47am ADT