

\$788,850 - 239 Bluff Road, Avonport

MLS® #202409936

\$788,850

4 Bedroom, 3.00 Bathroom, 2,560 sqft

Residential on 0.83 Acres

V2, Avonport, NS

Welcome to 239 Bluff Road, a picturesque retreat boasting expansive water views and a community of great neighbours. Stroll through your very own apple, pear and peach orchard while experiencing National Geographic unfold in real time. Watch eagles, ducks, geese, herons, and more, flock to the adjacent salt marsh. Sit back and be mesmerized by the aerial ballet of piping plovers and sweet sounds of songbirds. Enjoy incredible views while sipping a glass of local wine from one of the many wineries surrounding this ocean-view gem. A stone's throw from both Penny Beach and Avonport Beach, explore miles of shoreline to your heart's content. The open concept living space draws you to the gourmet island kitchen, complete with pantry, breakfast bar, and dining room with patio doors to upper deck. This charming bungalow features 4 bedrooms, 3 walk-in closets, 3 full baths, and main floor laundry, offering a perfect blend of comfort and convenience. The walkout basement leads you to the fully fenced backyard, a haven for kids, pets, and those who love to entertain. The decks are perfect vantage points to witness the ever-changing tides and gorgeous sunsets while soaking in your private hot tub. This home offers over 2,500 sq.ft of tastefully decorated finished space, as well as an attached garage. Enjoy all the area has to offer, including restaurants, shopping, golfing, vineyards, orchards and the wild guinea hens. This is more than a house; it's a lifestyle waiting to be embraced. Ask for



your digital brochure today!

Built in 2013

Essential Information

MLS® #	202409936
Price	\$788,850
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,560
Acres	0.83
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 3rd, 2024

Community Information

Address	239 Bluff Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Avonport
County	Kings
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Electric, Electricity Connected
Parking Spaces	1
Parking	Attached, Single, Wired, Other, Circular Driveway, Gravel, Parking Spaces(s), Paved
# of Garages	1
View	Bay

Interior

Interior Features	Ensuite Bath, High Speed Internet
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Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator, Water Purifier, Water Softener
Heating	Baseboard, Ductless, Hot Water, In Floor, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	L. E. Shaw Elementary School
Middle	Hantsport School
High	Horton High School

Additional Information

Zoning	A2
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Listing Details

Listing Office	MackKay Real Estate Ltd.
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Listing information last updated on November 4th, 2025 at 2:47pm AST