

\$274,900 - 3776 302 Highway, Nappan

MLS® #202410704

\$274,900

3 Bedroom, 2.00 Bathroom, 1,344 sqft

Residential on 1.97 Acres

N/A, Nappan, NS

If you're a backyard mechanic seeking an excellent opportunity to establish your own business, this property is tailor-made for you! Situated just minutes away from all of Amherst's amenities on 1.97 acres, this versatile property features a spacious family home with an attached double garage and a separate detached 28x32 insulated and heated garage (with in-floor heating) on its own power meter, along with ample parking space. It even comes equipped with a 9000lb hoist already installed! Stepping through the front door you will find an over-sized living room with the formal dining space and updated bright kitchen just around the corner. Three good-sized bedrooms and a spacious full bath finish off this level. The lower level is unfinished however there is insulation on the exterior walls and the floor. Laundry, a second full bath and access to the attached garage can also be found on this level. The recent addition of a geo-thermal forced air heating/cooling system will ensure the home remains the ideal temperature year-round. Click the multi-media link for 3D tour!



Built in 1979

Essential Information

MLS® #	202410704
Price	\$274,900
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	1.97
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 19th, 2024

Community Information

Address	3776 302 Highway
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Nappan
County	Cumberland
Province	NS
Postal Code	B0L 1B0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Detached, Double, Heated Garage, Wired, Circular Driveway, Gravel, Paved
# of Garages	2
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Ductless
Cooling	Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Cumberland North Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

Additional Information

Zoning	Low Density Rural
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Listing Details

Listing Office	Royal LePage Cumberland Realty Ltd.
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Listing information last updated on October 27th, 2025 at 7:17pm ADT