

\$549,000 - 216 Acacia Valley Road, Acaciaville

MLS® #202410801

\$549,000

5 Bedroom, 2.50 Bathroom, 3,465 sqft

Residential on 5.95 Acres

V4, Acaciaville, NS

Grandly sitting on an elevated lot with a well manicured green space just minutes outside the Town of Digby, you will find this magnificent home that offers you superior living and a multitude of possibilities. This property commands your attention with the picturesque curb appeal that is apparent the moment you pull into the convenient circular driveway. Ample yard space to allow the freedom of outdoor play, activities and entertaining space, a large detached garage with power, makes for the ultimate workshop or storage for all your toys, with additional outbuildings on the property, storage should not be an issue! This warm and inviting three bedroom home offers you a self-contained two bedroom apartment that is absolutely perfect for an in-law suite, generating rental income or possibly Air BnB, or could just simply be additional living space for you and your family, with a total of five bedrooms if needed! The main home greets you with the most lovely mudroom/sitting room that over looks the back yard, a tastefully decorated spacious kitchen that is ideal for entertaining and family meals, a living room that produces a cozy ambience, complete with an impressive stone fireplace as the focal point. Three bedrooms all being generous in size and a bathroom can be found on the second level. With a separate entrance being offered on the lower level, it gives you the opportunity for a home office space, or possibly an at home business. The apartment possesses its own separate back and side



entrances, an appointed laundry room, two bedrooms, an open concept living and kitchen area and a bathroom. This stunning property offers you the space, flexibility and options you are looking for. Enjoy the idea of country living only minutes from amenities. Stop the day dreaming and take the first step of making your dreams a reality, schedule a viewing with an Agent of your choice to see Home Sweet Home!

Built in 1977

Essential Information

MLS® #	202410801
Price	\$549,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,465
Acres	5.95
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 22nd, 2024

Community Information

Address	216 Acacia Valley Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Acaciaville
County	Digby
Province	NS
Postal Code	B0V 1A0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Circular Driveway, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Forced Air, Hot Water
Fireplace	Yes
Fireplaces	Wood Burning
Stories	Side Split
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Digby Elementary School
High	Digby Regional High School

Additional Information

Zoning	RES
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Listing Details

Listing Office	Exit Realty Town & Country
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