

\$234,500 - 2511 Patrice Road, St. Joseph

MLS® #202411656

\$234,500

2 Bedroom, 1.50 Bathroom, 726 sqft

Residential on 1.58 Acres

V4, St. Joseph, NS

Seeking a move-in ready residence with ample garage and storage capacity? Your search ends here! Introducing 2511 Patrice Rd in the quiet neighborhood of St. Joseph. This meticulously renovated home boasts modern upgrades throughout and is strategically situated on a tall foundation, offering an expansive basement area ideal for sheltering vehicles and accommodating storage needs. The main floor features two bedrooms, a spacious living room, an adjoining dining room, and a well-appointed kitchen, complemented by a full bath and an ensuite half bath for added convenience. Currently, the laundry appliances are situated in the spare bedroom, offering flexibility, with the option to relocate them to the basement, as they were previously. Outside, the property offers two sheds, one smaller and one larger, both without electricity. Additionally, there's a spacious garage equipped with running electricity, serving as both a parking space and a functional workshop area. Recent renovations include the installation of new siding on the garage in 2023. In 2022, a new water pump and tank were added, followed by a new hot water tank and updated plastic plumbing pipes in 2023. The property boasts a modern forced air oil furnace installed in 2021, as well as a new oil tank in the basement. Notably, all roofs across the premises are constructed with durable metal materials, promising long-lasting protection against the elements. For serene evenings spent



unwinding amidst nature's melody, step into the private/screened sunroom attached to the back deck. Don't wait, book your showing today!

Essential Information

MLS® #	202411656
Price	\$234,500
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	726
Acres	1.58
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	April 2nd, 2025

Community Information

Address	2511 Patrice Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	St. Joseph
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless
Has Basement	Yes

Basement Full, Unfinished, Walk-Out Access

Exterior

Lot Description 1 to 2.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof Metal
Construction Vinyl Siding
Foundation Concrete Perimeter

Additional Information

Zoning General

Listing Details

Listing Office RE/MAX Banner Real Estate

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on November 4th, 2025 at 8:17pm AST