

\$165,000 - 104 Nictaux Falls Road, Nictaux Falls

MLS® #202411872

\$165,000

2 Bedroom, 1.00 Bathroom, 996 sqft
Residential on 0.38 Acres

V3, Nictaux Falls, NS



This charming bungalow, situated on a quiet side street, offers a fantastic opportunity for those looking to invest in a property with excellent potential. While it requires some updating, this is reflected in the asking price, making it an ideal project for a flip or an equity-building venture for first-time buyers. The location is highly convenient, just moments away from the amenities of Middleton and less than a 15-minute drive to CFB Greenwood. The home boasts several significant improvements in recent years, enhancing its value and functionality. These updates include a modern propane furnace, a new electrical panel, spray foam insulation in the basement, updated attic insulation, well pump, pex plumbing lines. Additionally, much of the roof has been recently redone. Connected to municipal sewer. Solid foundation. Properties at this price point are in high demand and do not stay available for long. Don't miss out on this excellent opportunity to create your dream home or make a smart investment.

Essential Information

MLS® #	202411872
Price	\$165,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	996
Acres	0.38
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 24th, 2024

Community Information

Address	104 Nictaux Falls Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux Falls
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Propane, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Wired, Gravel
# of Garages	1

Interior

Interior Features	See Remarks, High Speed Internet
Heating	Forced Air, Furnace
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

Additional Information

Zoning	GEN DEV
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Listing Details

Listing Office

RE/MAX Banner Real Estate

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