

# \$460,000 - 2196 Langille Drive, Coldbrook

---

MLS® #202411988

**\$460,000**

3 Bedroom, 2.00 Bathroom, 1,579 sqft

Residential on 0.24 Acres

V2, Coldbrook, NS

Convenient and charming! Youâ€™ll love this home, for itâ€™s great curb appeal, one-level living with in-floor heat and the private back yard with blooming gardens. Well planned layout seamlessly connects the kitchen, dining and living areas, which are versatile, offering options for entertaining and family time.

Light-filled living room features a large bay window (new windows throughout) and an economical heat pump, making it both cozy and cool. The stylish kitchen presents a breakfast bar with additional seating and another bay window. Patio door leads to back deck with private gazebo providing plenty of room for outdoor dining and lounging.

Bedrooms are strategically separated to ensure quiet relaxation; one currently serves as an office. Primary includes walk-in closet and ensuite with sun tunnel. Multi-functional breezeway provides mudroom, storage, central vac and laundry. Attached, wired garage houses utilities, a set tub and 200 amp with generator panel. Outside, lush landscaping with irrigation system and mature trees offers privacy and shade. A baby barn and the cutest garden shed complete this package! Popular neighborhood, excellent trails nearby for hiking & biking, within walking distance to Coldbrook Elementary, and a short drive to amenities and highway access. See feature sheet for more details!



Built in 2008

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202411988               |
| Price          | \$460,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,579                   |
| Acres          | 0.24                    |
| Year Built     | 2008                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | August 15th, 2024       |

**Community Information**

|              |                     |
|--------------|---------------------|
| Address      | 2196 Langille Drive |
| Area         | Annapolis Valley    |
| District     | Kings County        |
| Sub-District | V2                  |
| City         | Coldbrook           |
| County       | Kings               |
| Province     | NS                  |
| Postal Code  | B4R 1C3             |

**Amenities**

|                |   |
|----------------|---|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2   |
| Parking        | Attached, Wired, Double, Paved                                    |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Ensuite Bath, High Speed Internet |
| Appliances        | Stove, Dishwasher, Refrigerator                   |
| Heating           | Ductless, In Floor                                |
| Basement          | None  |

**Exterior**

|                 |   |
|-----------------|---|
| Lot Description | Under 0.5 Acres, Partially Cleared, Landscaped, Level, Sloping/Terraced |
| Roof            | Asphalt   |

|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
| Foundation   | Slab         |

### **School Information**

|            |                                 |
|------------|---------------------------------|
| Elementary | Coldbrook And District School   |
| High       | Central Kings Rural High School |

### **Additional Information**

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (New Minas) |
|----------------|-----------------------------------|

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 October 14th, 2025 at 8:47pm ADT