

\$499,900 - 36 Babineau Heights, Annapolis Royal

MLS® #202412844

\$499,900

2 Bedroom, 2.00 Bathroom, 2,203 sqft

Residential on 0.35 Acres

V4, Annapolis Royal, NS

Welcome to 36 Babineau Heights, a charming bungalow nestled in the heart of Annapolis Royal, Nova Scotia. This immaculate home is situated on a quiet cul-de-sac and offers breathtaking views of the meandering Annapolis River. Perfectly designed for comfort and elegance, this property is a true gem. As you approach the home, you'll be greeted by beautifully landscaped grounds that enhance the property's curb appeal. The meticulous care given to both the interior and exterior is evident from the moment you step inside. The main living area features stunning hardwood floors that extend throughout, adding warmth and sophistication to every room. The inviting living room is anchored by a cozy fireplace with insert, creating the perfect ambiance for relaxing evenings. Adjacent to the living room is a bright and airy sunroom addition, which bathes the space in natural light and provides a great spot to enjoy your morning coffee or unwind with a good book. This sunroom seamlessly connects to the South-facing backyard, where the spacious deck offers an idyllic setting for outdoor entertaining. From here, you'll be captivated by the stunning vistas of the Annapolis River and beyond, making it an ideal space for summer barbecues or simply soaking in the tranquil surroundings. The kitchen featuring ample cabinetry, and a convenient layout that makes meal preparation a breeze. The adjacent dining area is perfect for hosting family dinners and gatherings with



friends. The primary bedroom is spacious and offers walk-in closet and bonus ensuite bath and main floor laundry with a 2nd bedroom and main 4 piece bath. Additional highlights include a practical shed for extra storage, a heat pump for efficient heating and cooling, and many other thoughtful touches that enhance the home's appeal. Viewings by private appointment only ~ donâ€™t be caught saying â€œI should have bought it when I saw it!â€•

Built in 1957

Essential Information

MLS® #	202412844
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,203
Acres	0.35
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 7th, 2024

Community Information

Address	36 Babineau Heights
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Annapolis Royal
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single, Garage, Paved
# of Garages	1
View	River, Other

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless, Hot Water
Cooling	Ductless
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	R1
--------	----

Listing Details

Listing Office	RE/MAX Nova
----------------	-------------

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 13th, 2025 at 8:02pm ADT