

# \$1,500,000 - 1004 214 Highway, Belnan

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MLS® #202413189

**\$1,500,000**

6 Bedroom, 3.00 Bathroom, 2,800 sqft

Residential on 16.95 Acres

105-B, Belnan, NS

Turn-key equestrian centre with indoor arena and 27+ stalls centrally located in Elmsdale! This 17 acre farm is designed for ease of maintenance - the current owners run it with no staff. With rolling fenced fields, paddocks, run-in sheds, equipment shed, 60 x 140 indoor arena with viewing lounge and 70 x 200 outdoor ring, this facility is perfectly set up for your dream equestrian operation - from boarding to breeding, lessons etc. The barn includes wide concrete aisles, large box stalls, multiple tack rooms, feed room, kitchenette, bathroom and loft. There is room for 10 more stalls in the back of the barn and ample room for hay and equipment storage. Spoil yourself with the bright and inviting custom built 4 bedroom, 2 bathroom home with pool, hot tub, expansive decks and stunning views over rolling fields. High end fit and finish throughout, ducted heat pumps and air conditioning. This home boasts a walk-out above ground basement apartment with 2 bedrooms, 1 bathroom - the perfect place for live-in help or use as an additional revenue stream. The detached double garage is heated and wired, ready for your hobbies and projects. Many recent upgrades - heat pump in garage, new steel roof, new back deck, renovated kitchen, upgraded ensuite, electric fireplace in primary bedroom, new propane fireplace in living room. Just 5 minutes from exit 8 / Hwy 102 (Elmsdale) - Superstore, liquor store, library, pharmacy, restaurants. This farm and residence is close to everything,



giving it enormous future business potential -  
you will never have a problem filling the stalls  
with boarders or finding clients for your  
equestrian programs. There is enough  
potential revenue here to cover your mortgage  
AND pay you a full-time salary! 25 minutes  
from Halifax, 10 minutes from the international  
airport, great schools. An opportunity like this  
doesn't come along very often! Be sure to  
watch the LIVE video "walkabout" tour!  
\*Prequalified buyers only

Built in 1990

**Essential Information**

MLS® #	202413189
Price	\$1,500,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,800
Acres	16.95
Year Built	1990
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	November 1st, 2024

**Community Information**

Address	1004 214 Highway
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-B
City	Belnan
County	Hants
Province	NS
Postal Code	B2S 2P7

**Amenities**

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone
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	Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Gravel, Multiple Driveways
# of Garages	2
Has Pool	Yes
Pool	Above Ground

## Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Fireplace(s), Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

Lot Description	10 to 49.99 Acres, Cleared, Landscaped, Level
Roof	Metal
Construction	Aluminum Siding, Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Elmsdale District Elementary School
Middle	Riverside Education Centre
High	Hants East Rural High School

## Additional Information

Zoning	RU
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## Listing Details

Listing Office	Viewpoint Realty Services Inc.
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Listing information last updated on October 14th, 2025 at 10:33am ADT