

\$279,900 - 511 Belmont Road, Avondale

MLS® #202413197

\$279,900

2 Bedroom, 2.50 Bathroom, 1,100 sqft

Residential on 2.00 Acres

V1, Avondale, NS

* Charming Shanty Farmhouse with Versatile Living Spaces * Discover the allure of rustic simplicity in this enchanting shanty-style farmhouse, nestled on a generous 2-acre parcel zoned AR-2, offering possibilities for new development and provides ample space for outdoor activities or homesteading (Buyer to confirm their intended use of the property with local Municipal Development Officer). This unique property seamlessly blends vintage charm with modern potential, presenting an ideal opportunity for a peaceful retreat or a creative investment. Step into the welcoming embrace of farmhouse charm meets cozy comfort. The home provides a warm and intimate living/dining and kitchen space with new vinyl plank flooring and main floor 3 piece bathroom with laundry. The open-concept living/dining/kitchen area is perfect for small gatherings and leisurely afternoons, filled with natural light that highlights the home's rustic character. The upper floor offers two inviting bedrooms and a 2pc bathroom. Adjoining the main house, a studio space awaits your vision. With its own kitchenette and a 3pc bathroom, this space is ready for conversion into a charming Airbnb rental or guest quarters. The studio's separate entrance ensures privacy and convenience, making it a practical addition. For those seeking a unique getaway, the 16 x 16 bunkhouse offers a delightful escape. Featuring a loft with views of the serene pond, this cozy hideaway is perfect for accommodating extra guests or creating a



tranquil home office. Watching the eagles dive into the pond, adds a touch of natural wonder to the property's charm. Enjoy the peace and privacy of rural living while being just a short drive from local amenities, Avondale Sky Winery, Newport Landing and Avon River Heritage Centre which lends a space to inspire local artisan festivals, and hiking trails. Let's this property be the canvas for your dreams and aspirations. Call to book your private viewing of this gem before it's gone!

Essential Information

MLS® #	202413197
Price	\$279,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	2.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 17th, 2024

Community Information

Address	511 Belmont Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Avondale
County	Hants
Province	NS
Postal Code	B0N 2A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	No Garage, Double, Gravel, None
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped
Roof	Asphalt, Metal
Construction	Wood Siding
Foundation	Stone

School Information

Elementary	Brooklyn District Elementary School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	AR2
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Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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Listing information last updated on November 5th, 2025 at 2:32am AST