

\$79,900 - Lot 25 Highland Drive, Ardoise

MLS® #202414007

\$79,900

Bedroom, Bathroom,
Land on 1.71 Acres

V1, Ardoise, NS

Discover the perfect opportunity to build your dream home or investment property on this serene and private wooded lot in the charming community of Ardoise, Nova Scotia. Nestled on just shy of 2 acres, this expansive parcel offers ample space and privacy, making it an ideal retreat from the hustle and bustle of city life. Enveloped by mature trees, the property provides a tranquil environment, perfect for those seeking peace and solitude. The natural beauty of the lot offers endless possibilities for landscaping and outdoor activities.

Strategically located, this property provides the best of both worlds – a peaceful rural setting while being conveniently close to urban amenities. You are just a 45-minute drive from the vibrant city of Halifax, known for its rich history, cultural and thriving economy. Halifax Stanfield International Airport is only 40 minutes away, ensuring easy access for frequent travelers and visitors. This prime location offers both the serenity of country living and the convenience of city access. Ardoise is situated near Mount Uniacke, a community that has been experiencing substantial growth in recent years as Halifax continues to expand. This area offers a promising future for real estate investments, with increasing demand for housing and amenities. As the city grows, communities like Mount Uniacke and Ardoise are becoming more attractive to homebuyers and investors, making this lot a valuable asset for the future. Whether you're looking to build a custom



home, a weekend getaway, or an investment for future development, this lot has immense potential. The wooded landscape offers a beautiful backdrop for any type of construction, providing both privacy and a connection to nature. With easy access to major highways, commuting and travel are convenient, making this property an excellent choice for those seeking a balance of rural tranquility and urban accessibility.

Essential Information

MLS® #	202414007
Price	\$79,900
Acres	1.71
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	August 29th, 2024

Community Information

Address	Lot 25 Highland Drive
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 3A0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking	None

Exterior

Lot Description	Partially Cleared, Hardwood Bush, Level, Wooded, 1 to 2.99 Acres
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Additional Information

Zoning	N/A
HOA Fees	800

Listing Details

Listing Office Exit Real Estate Professionals

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Listing information last updated on October 12th, 2025 at 4:32pm ADT