

# \$324,900 - 261 Bangs Falls Road, Bangs Falls

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MLS® #202414961

**\$324,900**

2 Bedroom, 1.00 Bathroom, 934 sqft

Residential on 1.24 Acres

D2, Bangs Falls, NS

Nestled among the trees and resting on the banks of the picturesque Medway River, this 2-bedroom, 1-bathroom property is a hidden gem. As you step inside, you are greeted by a wall of windows that flood the space with natural light and offer breathtaking views of the river beyond. The open-concept kitchen, dining, and living area create the perfect setting for entertaining family and friends. A convenient patio door makes indoor-outdoor entertaining a breeze. The primary bedroom is a nature lover's dream, featuring large windows that seamlessly blend the indoors with the serene outdoors. The secondary bedroom and full bath are located nearby, providing comfort and convenience. Downstairs, a full, undeveloped walk-out basement offers ample storage space and the potential to create your ideal workshop or additional living area. Outside, utilize your 1+acre of land and create the garden of your dreams or spend tranquil evenings listening to the soothing sounds of the river. A baby barn provides extra storage for all your river toys and outdoor equipment. Conveniently located just 30 minutes from Bridgewater, don't miss out on this incredible opportunity to own a nature lover's paradise!



Built in 1996

## Essential Information

MLS® #

202414961

Price	\$324,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	934
Acres	1.24
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 28th, 2024

### Community Information

Address	261 Bangs Falls Road
Area	South Shore
District	406-Queens County
Sub-District	D2
City	Bangs Falls
County	Queens
Province	NS
Postal Code	B0T 1E0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Multiple Driveways
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	1 to 2.99 Acres, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Greenfield Elementary School
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### **Additional Information**

Zoning	Residential
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### **Listing Details**

Listing Office	Royal LePage Atlantic (Mahone Bay)
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