

\$399,900 - 8407 Highway 1, Upper Granville

MLS® #202415011

\$399,900

4 Bedroom, 1.50 Bathroom, 3,184 sqft

Residential on 1.56 Acres

V3, Upper Granville, NS

Welcome to your perfect family home, a beautifully and recently renovated property that combines modern comfort with ample space. A freshly landscaped lot on just under 2 acres offers the perfect outdoor space. This home features a fully finished basement set up for an in-law suite or rental, providing flexibility and additional income opportunities. With its own entrance, kitchen, bathroom/laundry, bedroom and an abundance of space the possibilities are endless. The XL rec room will be a family favorite and place you won't want to leave. The main level features 3 spacious bedrooms and a recently renovated 3pc bathroom. The extra-large, updated eat-in kitchen is perfect for family meals and gatherings, complemented by a formal dining room for more intimate or special occasions. Modernized from top to bottom, ensuring a move-in ready experience. Recent upgrades include new lighting, new flooring, new water system, new appliances, new countertops, new doors, new septic bed, fresh landscaping, new front and back decks and SO much more! Nestled off the road, this property offers room for everyone, both inside and out. Whether you're looking for a perfect family home or a lucrative income property, this home offers it all. Located minutes to the quaint town Bridgetown and the Jubilee River Park. Located only 15 minutes from the popular town of Annapolis Royal. Don't miss the opportunity to make this extraordinary house your new home!



Essential Information

MLS® #	202415011
Price	\$399,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	3,184
Acres	1.56
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 23rd, 2024

Community Information

Address	8407 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Upper Granville
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Other, Gravel, Parking Spaces(s)

Interior

Interior Features	Secondary Suite, See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Washer/Dryer, Microwave, Refrigerator, Water Softener
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	MX
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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Listing information last updated on October 28th, 2025 at 6:02am ADT