

# \$385,000 - 167 Lemarchant Drive, Canaan

MLS® #202415987

**\$385,000**

3 Bedroom, 1.00 Bathroom, 1,655 sqft

Residential on 1.36 Acres

V2, Canaan, NS

Don't miss this exceptional opportunity. This lovely, rural, two level home is located on an extremely private lot surrounded by trees with a clear front and back lot. The front and back yards offer a wonderful location for children and pets to play, your gardens, and the opportunity to enjoy a country living lifestyle. The back yard is fully fenced. The relatively new fence is an outstanding investment. You will find this home has been lovingly cared for with many recent updates. The lower level is partially finished and offers an abundance of opportunity for more living space. Located minutes to highway access, New Minas, Acadia University, vineyards and shopping. You will be impressed with the style and care of this home.



Built in 1982

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202415987               |
| Price          | \$385,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,655                   |
| Acres          | 1.36                    |
| Year Built     | 1982                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |

|           |                   |
|-----------|-------------------|
| Style     | Bungalow          |
| Status    | Closed            |
| Date Sold | August 13th, 2024 |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 167 Lemarchant Drive |
| Area         | Annapolis Valley     |
| District     | Kings County         |
| Sub-District | V2                   |
| City         | Canaan               |
| County       | Kings                |
| Province     | NS                   |
| Postal Code  | B4N 4K1              |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Utilities      | Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                |
| Parking        | No Garage, Double, Gravel                                        |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | See Remarks, High Speed Internet               |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Forced Air, Furnace                            |
| Fireplace         | Yes                                            |
| Fireplaces        | Propane                                        |
| Has Basement      | Yes                                            |
| Basement          | Full, Partially Finished                       |

### Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | 1 to 2.99 Acres    |
| Roof            | Asphalt            |
| Foundation      | Concrete Perimeter |

### School Information

|            |                             |
|------------|-----------------------------|
| Elementary | New Minas Elementary School |
| Middle     | Evangeline Middle School    |
| High       | Horton High School          |

### Additional Information

Zoning                      A4

## **Listing Details**

Listing Office              RE/MAX Advantage

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