

# \$249,000 - 2434 334 Highway, Wedgeport

MLS® #202417493

## \$249,000

3 Bedroom, 2.00 Bathroom, 1,650 sqft  
Residential on 0.56 Acres

Wedgeport, Wedgeport, NS

Perched up on the hill sits this freshly painted 3 bedroom, 2 bathroom 2-storey home with modern updates! Paved driveway with plenty of parking. Enjoy the view of the ocean with tidal waves coming in twice a day from almost any room in the house. 12 minutes from the town of Yarmouth. Lots of natural sunshine flows through the entire house. Beautiful original hardwood floor and original natural woodwork throughout, it even has 2 sets of French doors and glass doorknobs. The kitchen and both bathrooms have been updated recently. Electrical and plumbing have been updated over recent years, including a UV light. There's plenty of storage throughout the home, including very spacious closets. The well has never gone dry! Basement walls have been insulated with spray foam. Close to amenities. Washer and dryer are high efficiency units. 4.5 minute walk to La Shoppe Ã Carl and just down the road is J's Amazing Breakfast. The barn has been a dream shop for the last 3 owners, which measures in at 12'0" x 25'0" + 22'8" x 12'5" and has a wood stove to keep you warm on the cooler days.



Built in 1951

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 202417493 |
| Price    | \$249,000 |
| Bedrooms | 3         |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,650                   |
| Acres          | 0.56                    |
| Year Built     | 1951                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | October 31st, 2024      |

### Community Information

|              |                  |
|--------------|------------------|
| Address      | 2434 334 Highway |
| Area         | Yarmouth         |
| District     | County Wedgeport |
| Sub-District | Wedgeport        |
| City         | Wedgeport        |
| County       | Yarmouth         |
| Province     | NS               |
| Postal Code  | B0W 3P0          |

### Amenities

|               |                                                                   |
|---------------|-------------------------------------------------------------------|
| Utilities     | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking       | Heated Garage, Other, Parking Spaces(s), Paved                    |
| View          | Ocean                                                             |
| Is Waterfront | Yes                                                               |
| Waterfront    | Ocean Front                                                       |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                      |
| Appliances        | Gas Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator |
| Heating           | Baseboard                                                                |
| # of Stories      | 2                                                                        |
| Stories           | 2 Storey                                                                 |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Unfinished, Walk-Out Access                                        |

### Exterior

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped, Sloping/Terraced |
|-----------------|--------------------------------------------------------|

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt            |
| Construction | Shingle Siding     |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                                     |
|------------|-------------------------------------|
| Elementary | Plymouth School                     |
| Middle     | Drumlin Heights Consolidated School |
| High       | Drumlin Heights Consolidated School |

### **Additional Information**

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | RE/MAX Banner Real Estate(Yarmouth) |
|----------------|-------------------------------------|

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Listing information last updated on October 16th, 2025 at 5:02pm ADT