

# \$309,000 - 534 Patrice Road, Church Point

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MLS® #202417498

**\$309,000**

3 Bedroom, 1.00 Bathroom, 1,278 sqft

Residential on 2.67 Acres

V4, Church Point, NS

Experience the ease and comfort of single-story living in the quaint community of Church Point, nestled just a stone's throw away from the scenic seashore. This inviting home is harmoniously set back from the road, providing a peaceful retreat on an impressive 2.5-acre spread of land. The charm of this property is instantly apparent as you're welcomed by the vibrant tapestry of mature perennial gardens that encircle the home. Extending the living space outdoors, the sprawling oversized deck is a dream for those who love to entertain or simply cherish their quiet time in the open air. Step inside to find a refreshingly bright and open-concept kitchen and living room, where streaming daylight accentuates the spaciousness and contemporary design. This central gathering space is perfect for cooking, dining, and relaxing, with an effortless flow! Practicality meets style with the inclusion of a main floor laundry, simplifying your daily routine. The recent addition of new flooring and fresh paint in two of the bedrooms provides a restful and modern ambiance, while a well-appointed 3-piece bath ensures comfort and convenience are at your fingertips. The house's lower level reveals a substantial basement, presented in very good condition, and offering ample potential to customize additional living space to fit your vision. Perfect for those dreaming of a laid-back lifestyle near the coast, this Church Point home is a sanctuary of potential and serene living.



Built in 1976

Essential Information

MLS® #	202417498
Price	\$309,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,278
Acres	2.67
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 31st, 2024

Community Information

Address	534 Patrice Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Church Point
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Washer, Microwave, Refrigerator
Heating	Furnace, Ductless, Hot Water, In Floor
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

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

**Additional Information**

Zoning	none
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**Listing Details**

Listing Office	RE/MAX Banner Real Estate
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