

\$524,900 - 25 Falcon Drive, Canaan

MLS® #202418041

\$524,900

4 Bedroom, 2.50 Bathroom, 2,720 sqft

Residential on 0.29 Acres

V2, Canaan, NS

This rare gem in the heart of the Annapolis Valley is now available! Nestled in one of the region's most desirable subdivisions, this stunning property offers a blend of comfort, style, and unbeatable location. Just 10 minutes from Valley Regional Hospital and Acadia University. Step outside to professionally landscaped gardens that have been recently groomed to perfection. Enjoy the scent of fragrant lilacs in the spring as you relax on the back deck, surrounded by privacy-enhancing shrubs. Whether you are hosting gatherings or savoring quiet evenings, the backyard is a serene retreat. Inside, the freshly painted interior welcomes you with bright and airy spaces, ready for you to make it your own. The open-concept living room and kitchen, featuring a striking cathedral ceiling, serve as the heart of the home. Perfect for entertaining or everyday living. With four spacious bedrooms, there is plenty of room for family and guests. The primary suite boasts an ensuite bath and two large closets, providing a luxurious private space. Need even more room? The basement, complete with its own entrance, is ideal for an in-law suite, and plenty of room to create a legal 5th bedroom. Practical features abound, including an attached two-car garage with a 240-volt EV charging plug and a sophisticated irrigation system that keeps the lush lawn and vibrant gardens effortlessly maintained. The in-floor heating system, powered by an electric boiler replaced in 2021, keeps the home cozy, and



the hot water tank was replaced in 2020. The bonus of this area is no deed transfer tax in Kings County! This home is not just beautiful, it is functional. While the roof is original, the homes overall maintenance and upgrades ensure peace of mind. Do not miss your chance to own this exceptional property with breathtaking views of Minas Basin.

Built in 2005

Essential Information

MLS® #	202418041
Price	\$524,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,720
Acres	0.29
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 17th, 2025

Community Information

Address	25 Falcon Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canaan
County	Kings
Province	NS
Postal Code	B4N 0A1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	4
Parking	Attached, Double, Concrete
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Dishwasher, Other
Heating	Hot Water, In Floor, Radiant
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Gaspereau Valley Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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