

\$689,000 - 415 Highbury School Road, Canaan

MLS® #202418351

\$689,000

3 Bedroom, 2.00 Bathroom, 2,440 sqft

Residential on 1.15 Acres

V2, Canaan, NS

Looking for that perfect family home? Then look no further your family is sure to fall in love with this energy efficient home. With 2500 sf of finished living space and the ability to easily add another 600 sf in the partially finished basement, plus an attached 2 car garage and a single detached garage there is plenty of space for everyone. The creative split-level design provides multiple living spaces further enhancing your families comfort as everyone can spread out enjoy their varied interests and activities. But one place the whole family is sure to congregate is the incredible backyard, surrounded by trees with total privacy and a beautiful 20' x 40' in ground heated swimming pool complete with a diving board and deep end. Some other features include 4 heat pumps, a woodstove, fireplace, security system, stone countertops, solar panels, jacuzzi tub, balcony, and a view of Cape Blomidon from the primary bedroom! But perhaps the best feature is the convenient location with quick access to the highway, Kentville & New Minas youâ€™™ll be able to get your family to all their appointments and activities with minimal driving. At a listing price of more than \$60,000 below a recent professional appraisal, this is a phenomenal deal. Donâ€™™t miss out, call today and schedule your own personal viewing.



Built in 1994

Essential Information

MLS® #	202418351
Price	\$689,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,440
Acres	1.15
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 11th, 2024

Community Information

Address	415 Highbury School Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canaan
County	Kings
Province	NS
Postal Code	B4N 4K1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Detached, Single, Double, Wired, Paved
# of Garages	3
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier, Water Softener
Heating	Baseboard, Fireplace(s), Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning

Stories	Side Split
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, 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	Exit Realty Town & Country
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Listing information last updated on October 18th, 2025 at 12:17am ADT