

\$459,900 - 1456 Ashlee Drive, Coldbrook

MLS® #202418368

\$459,900

3 Bedroom, 2.00 Bathroom, 1,380 sqft

Residential on 0.26 Acres

V2, Coldbrook, NS

Discover the perfect blend of eco conscious design and modern comfort at 1456 Ashlee Drive in Coldbrook, Nova Scotia. This beautifully constructed three bedroom, two bathroom side by side home is located in the heart of the Annapolis Valley and offers a thoughtful balance of energy efficiency, quality finishes, and single level living. Built with insulated concrete slab on grade construction, this home delivers exceptional insulation and high energy efficiency. It features airtight construction, an HRV system, and two high performance heat pumps that provide year round comfort with minimal maintenance. Inside, you will find a bright and spacious layout with vinyl flooring and quartz countertops throughout. The modern kitchen with a pantry area comes fully equipped with all appliances. A separate laundry room includes the washer and dryer, making this home truly move in ready. The property also includes a spacious single car garage for secure parking and additional storage. The driveway and patios will be completed in concrete, and the property will be hydro seeded to provide a lush, green landscape. A 10 year Atlantic Home Warranty is included, offering peace of mind and confidence in your investment. This home is ideal for first time buyers, retirees, or anyone seeking a low maintenance, energy efficient lifestyle in a welcoming community. The Annapolis Valley is known for its scenic beauty, vibrant farm markets, award winning vineyards, and rich



agricultural history. Residents enjoy a strong sense of community and the natural charm of one of Canadas most desirable regions. Please note that this listing is for the right side of the building only.

Essential Information

MLS® #	202418368
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,380
Acres	0.26
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 19th, 2025

Community Information

Address	1456 Ashlee Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Coldbrook
County	Kings
Province	NS
Postal Code	B4R 1A1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Single, Heated Garage, Wired, Paved
# of Garages	1

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator

Heating	Baseboard, Ductless
# of Stories	1
Stories	One
Basement	None

Exterior

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

School Information

Elementary	Coldbrook And District School
Middle	Coldbrook And District School
High	Central Kings Rural High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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Listing information last updated on October 15th, 2025 at 3:17am ADT