

\$329,900 - 6304 Highway 3, Western Shore

MLS® #202418460

\$329,900

3 Bedroom, 1.00 Bathroom, 1,004 sqft

Residential on 0.24 Acres

A2, Western Shore, NS

Welcome home! This charming home with spectacular ocean views is ready for new owners. Whether indoors or on your deck, you will enjoy watching boats pass by and listening to the waves crash against the shore. Inside this cozy and warmly inviting home, the main level offers a living room, kitchen, and dining area all overlooking the ocean. This level also offers 2 bedrooms and a full bathroom. The downstairs features a spacious bedroom that could also be used as a rec room, office or den. There is also a utility room and laundry area downstairs. Outdoors, the level, landscaped, and partially fenced yard offers room to relax, garden, play, and entertain while appreciating the ocean views. Also outdoors you'll find the garage, perfect as an additional workspace or a possible bunkhouse. The 12x16 shed offers ample storage. Pride of ownership is apparent and you'll appreciate some of the many updates including flooring, windows, lifetime warranty shingles on house and garage (2021), pedestal sink in bathroom, paint, stove, baseboard heater enclosures, chimney liner, front gable wall rebuilt with new venting and vinyl gable wall and more. You'll love being steps away to a dock, boat launch, playground, trail, and restaurant, a short commute to beaches, Chester and Mahone Bay, and 45 minutes to Bayers Lake. Call today to book a showing. *Downstairs bedroom does not meet egress.



Built in 1964

Essential Information

MLS® #	202418460
Price	\$329,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,004
Acres	0.24
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 15th, 2024

Community Information

Address	6304 Highway 3
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Western Shore
County	Lunenburg
Province	NS
Postal Code	B0J 3M0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Gravel, Multiple Driveways
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Foundation	Concrete Perimeter

School Information

Elementary	Chester District Elementary School
Middle	Chester Area Middle School
High	Forest Heights Community School

Additional Information

Zoning	Hamlet
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 14th, 2025 at 5:47pm ADT