

\$449,000 - 161 Valley Road, Valley

MLS® #202418872

\$449,000

3 Bedroom, 1.00 Bathroom, 1,008 sqft

Farm on 12.95 Acres

N/A, Valley, NS

Ideal Hobby Farm Property – 12-Acre Haven

Welcome to this 12-acre haven, offering the perfect blend of country living with versatile farming and equestrian amenities. This fully fenced property is designed to bring your hobby farm dreams to life, whether you're focused on horses, goats, sheep, or a mix of both. Key Features: Fully Fenced Front Paddock: Ready for horses, goats, or sheep, with plenty of space for grazing and roaming. Newly Built 3-Stall Barn (30'5" x 12'9"): Includes a tack room and grooming space, suitable for equestrian use or as shelter for other livestock. Covered Run-In Shelter (15' x 42'): Perfect for livestock, hay storage, or equipment. Prime Soil for Farming: Ideal for gardening, growing vegetables, starting an orchard, or creating pastures for goats and sheep. Riding Arena Section: Well-packed area that can easily be adapted for both equestrian use or as a training space for other farm animals. Fruit Trees: Established trees that offer seasonal harvests and add charm to your property. The Home: This charming 3-bedroom bungalow features an updated galley kitchen with an adjacent coffee station. The large basement is a blank canvas, ready for customization into additional living space, a workshop, or storage. Endless Potential: With ample acreage, the possibilities are endless—whether you're expanding into goat and sheep pastures, adding a mega dome for farming, or establishing the perfect equestrian or hobby farm setup. This property



offers the ideal setting for both relaxation and productivity. Don't miss out on making this exceptional property yours!

Built in 1986

Essential Information

MLS® #	202418872
Price	\$449,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	12.95
Year Built	1986
Type	Farm
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 30th, 2025

Community Information

Address	161 Valley Road
Area	Northern Region
District	104-Truro / Bible Hill
Sub-District	N/A
City	Valley
County	Colchester
Province	NS
Postal Code	B6L 4M1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Wired, Other, Paved
View	River
Is Waterfront	Yes
Waterfront	Across Road, River Front, River Access, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard
Has Basement	Yes
Basement	Full

Exterior

Lot Description	Partially Cleared, Partial Landscaped, Softwood Bush, 10 to 49.99 Acres
Roof	Asphalt
Construction	Aluminum Siding, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Valley Elementary School
Middle	Bible Hill Junior High School
High	Cobequid Educational Centre

Additional Information

Zoning	RG,Farm R2
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Listing Details

Listing Office	Royal LePage Atlantic(Stellarton)
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