

# \$260,000 - 46 Ruggles Road, Wilmot

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MLS® #202419625

**\$260,000**

1 Bedroom, 1.00 Bathroom, 1,124 sqft

Residential on 1.68 Acres

V3, Wilmot, NS

The perfect package for 1st time buyers or those looking to downsize. Situated on an absolutely gorgeous 1.67 acre lot on a quiet country road just minutes from Middleton and Kingston/Greenwood, this property has so much to offer for the price. Economically heated and cooled by 2 heat pumps, cozy woodstove and oil forced air furnace, this 1 bedroom, 1 bath home offers privacy with room to roam and potential for further development. Main floor boasts a huge family room, open concept kitchen/dining area, living room, 1 bedroom and 3 pce bath. Basement provides potential for additional living space. Set back from the house on this stunning lot compete with gardens, blackberry bushes and shady areas to sit and relax, you will find the 40x38 outbuilding with metal roof that features a large insulated and wired portion currently used as a home gym and also a large unfinished area perfect for all of your storage needs. This gem is move-in ready and available for immediate occupancy. A phenomenal opportunity to own a little piece of paradise awaits. Come take a look before its gone



Built in 1962

## Essential Information

MLS® # 202419625

Price \$260,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,124
Acres	1.68
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 13th, 2024

### Community Information

Address	46 Ruggles Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Wilmot
County	Annapolis
Province	NS
Postal Code	B0P 1W0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Circular Driveway
# of Garages	1

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

### **Additional Information**

Zoning	R5
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### **Listing Details**

Listing Office	Royal LePage Atlantic (Greenwood)
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