

# \$199,000 - N-2 Highway 1, Ardoise

MLS® #202419976

**\$199,000**

Bedroom, Bathroom,  
Land on 25.30 Acres

V1, Ardoise, NS

Opportunity awaits! This 25 acre lot has huge potential and would make a fantastic addition to any investors portfolio. This property has 400 ft of road frontage. With approximately 150 hours of dump truck work as well as 150 loads of gravel in place that was taken down to bedrock and a driveway with gated entrance this lot has had 2 excavators for 100 hours each so totaling approximately 200 hours of excavation. There is about an acre of cleared lot in place for your potential build. Prime location just 30 minutes to Halifax and 15 minutes to Windsor. Think of the potential!



## Essential Information

MLS® #	202419976
Price	\$199,000
Acres	25.30
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	August 14th, 2025

## Community Information

Address	N-2 Highway 1
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants

Province	NS
Postal Code	B0N 1L0

### **Amenities**

Utilities	None, To Be Verified
Parking	Gravel

### **Exterior**

Lot Description	Partially Cleared, Wooded, 10 to 49.99 Acres
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### **School Information**

Elementary	Brooklyn District Elementary School
Middle	West Hants Middle School
High	Avon View High School

### **Additional Information**

Zoning	NA
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### **Listing Details**

Listing Office	Royal LePage Atlantic (Enfield)
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Listing information last updated on October 12th, 2025 at 2:02pm ADT