

\$299,500 - 2982 Clementsvale Road, Bear River East

MLS® #202420754

\$299,500

3 Bedroom, 1.50 Bathroom, 1,288 sqft
Residential on 122.00 Acres

V4, Bear River East, NS

Welcome to 2982 Clementsvale Rd. This 3 bedroom, 1 ½ story farmhouse has undergone many upgrades within the last 6 years. Some of which include new septic 2018, new kitchen counters and cabinets, new kitchen wood stove (2023), oil tank 2018, all new plumbing 2018, water treatment system, new flooring, new ½ bath upstairs, blown in insulation added to attic, spray foam insulation on basement walls. Outside you will find a 36 x 28 ft. garage/workshop and a large barn. The property would be ideal for your next hobby farm adventure. All of this sits on 122 acres of land, most of which is treed. And, you are only minutes away from the charming village of Bear River.



Essential Information

MLS® #	202420754
Price	\$299,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,288
Acres	122.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 31st, 2024

Community Information

Address	2982 Clementsvale Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Bear River East
County	Annapolis
Province	NS
Postal Code	B0S 1B0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Water Softener Rented, Oven, Electric Oven, Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Furnace, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Walk-Out Access

Exterior

Lot Description	Over 100 Acres, Partially Cleared, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 12th, 2025 at 10:02am ADT