

\$575,000 - 306 Allison Coldwell Road, Gaspereau

MLS® #202421948

\$575,000

2 Bedroom, 2.00 Bathroom, 1,858 sqft

Residential on 1.41 Acres

V2, Gaspereau, NS

Nestled in the serene Gaspereau Valley, past the vineyards and through the trees, lies a hidden paradise with unrivalled views of Cape Blomidon and the Minas Basin. Welcome to 306 Allison Coldwell Rd, situated on 1.4 acres in a highly sought-after corner of the Annapolis Valley. Built in 2004, this two-level home embraces open-concept living, with breathtaking views from every room. As you enter, youâ€™re greeted by a grand foyer adorned with custom wood railings. Upstairs, the high ceilings and picture windows fill the space with natural light, drawing your eye to the stunning landscape beyond. The chefâ€™s kitchen, featuring a propane cooktop and breakfast bar, is perfect for entertaining and flows seamlessly into the living and dining areas. Cozy up by the propane fireplace during cooler months, or soak up the sunshine with a coffee on the balcony. The spacious primary bedroom offers a peaceful retreat with a walk-in closet and ample room for a reading nook, writing desk, or yoga space. The spa-like ensuite bath includes a double sink vanity and a luxurious soaker tub. Main-level laundry with walkout access to the clothesline makes chores convenient and enjoyable. On the lower level, you'll find a second bedroom, another living room with an office nook, and access to the attached garage. A four-piece bathroom conveniently completes this level. Outside, the landscaped 1.4-acre lot offers privacy with a generous buffer of trees and the perfect



elevation for spectacular views. The gently sloping land is ideal for hobby gardening, and with flexible zoning, the possibilities are endless. Just minutes from the vibrant town of Wolfville, local food and wine destinations, and the Valley’s many farm markets, this property offers the perfect blend of tranquility and accessibility. *Please note that the property is NOT accessible via Greenfield Rd due to ongoing construction, but is accessible via Nowlan Mountain Rd, as seen in photos.*

Built in 2004

Essential Information

MLS® #	202421948
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,858
Acres	1.41
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 18th, 2024

Community Information

Address	306 Allison Coldwell Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Gaspereau
County	Kings
Province	NS
Postal Code	B4P 2R1

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Attached, 1.5, Wired, Gravel
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Water Softener Rented, Propane Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	Split Entry, Two
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Gaspereau Valley Elementary School
Middle	Wolfville School
High	Horton High School

Additional Information

Zoning	A2
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Listing Details

Listing Office	Exit Realty Town & Country
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