

\$749,000 - 33/36 Harbourside Drive, Wolfville

MLS® #202422203

\$749,000

6 Bedroom, Bathroom,
Residential Income on 0.39 Acres

V2, Wolfville, NS

HIGH INCOME DUPLEX + LAND! This prime investment opportunity in the heart of Wolfville offers endless potential for investors, developers, or those looking to create their dream home. This sale comes with a high income duplex and a large separate lot with flexible C2 (Neighborhood Commercial) zoning, this property includes a multi-unit home with a spacious 4-bedroom upper unit currently rented at \$3,500/month and a 2-bedroom, 1-bath lower unit, added in 2020, rented at \$2,000/month. The home features recent upgrades, including a new laundry room in the upper unit and a ductless heat pump installed in 2021 for efficient heating and cooling. With additional land available for development and municipal services in place, this property is perfect for expanding your investment portfolio, building a live-in business, or developing a new multi-unit complex. The location is unmatched, within walking distance to Acadia University and downtown Wolfville's shops, restaurants, and cultural amenities. It also offers stunning views of the Bay of Fundy and Cape Blomidon, allowing you to enjoy the world's highest tides every day. The surrounding dykeland and access to the Harvest Moon Trail provide ample opportunities for outdoor recreation. Whether you are looking to invest or create your dream home, this property offers both flexibility and prime location in one of Nova Scotia's most sought-after towns. Lot or multi unit could be sold separately reach out for



further details. The dwelling on 36 harbourside Lot is not repairable and will become the responsibility of the buyer.

Essential Information

MLS® #	202422203
Price	\$749,000
Bedrooms	6
Acres	0.39
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	February 20th, 2025

Community Information

Address	33/36 Harbourside Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 2B8

Amenities

Utilities	Electricity Connected
Parking	Gravel, Parking Spaces(s)
View	Bay, Harbour, Ocean
Is Waterfront	Yes
Waterfront	Across Road

Interior

Appliances	Oven, Dryer, Stove, Refrigerator, Washer
Heating	Baseboard, Ductless, In Floor
Cooling	Ductless
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Wolfville School
High	Horton High School

Additional Information

Zoning	R2-4
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Listing Details

Listing Office	Exit Realty Town & Country
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