

\$275,000 - Lot Nichols Avenue, North Kentville

MLS® #202422309

\$275,000

Bedroom, Bathroom,
Land on 5.02 Acres

V2, North Kentville, NS

A rare and unique property for sale a short distance to the local hospital and downtown Kentville shopping. This 5 acre parcel of land has 3 acres zoned R2 with access to municipal sewer and the potential to build 4, or possibly 5, stand alone units (documents from the county attached). The other 2 acre parcel is A2 with the potential to be divided into a maximum of 2 lots. Each lot could accommodate a one or two unit dwelling, which would require onsite septic system approval (see document from the county development dept attached). Developers, don't miss the opportunity to purchase this gem of a property.



Essential Information

MLS® #	202422309
Price	\$275,000
Acres	5.02
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	November 27th, 2025

Community Information

Address	Lot Nichols Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2

City	North Kentville
County	Kings
Province	NS
Postal Code	B4N 3V7

Amenities

Utilities	None
Parking	None

Exterior

Lot Description	Partially Cleared, 3 to 9.99 Acres
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Additional Information

Days on Market	360
Zoning	R2 & A2

Listing Details

Listing Office	MacKay Real Estate Ltd.
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Listing information last updated on October 27th, 2025 at 2:17am ADT