

# \$115,000 - 1938 Evangeline Trail, Church Point

MLS® #202422648

## \$115,000

3 Bedroom, 1.00 Bathroom, 1,752 sqft  
Residential on 0.61 Acres

V4, Church Point, NS

Stately family home with great potential, ready for a loving restoration. Nicely set back from the roadway, this solid 3-bedroom, 1-bathroom home boasts stunning original woodwork, stained glass, and a spacious wrap-around sunroom facing south and west. Enjoy ocean views and convenient access to local shops, restaurants and the Université Sainte-Anne. The main floor features a large kitchen with adjoining pantry, laundry, and mudroom, a formal dining room, primary bedroom, and a welcoming foyer opening to the living room. Upstairs, you'll find two generous bedrooms, a 4-piece bathroom, and a storage room. With TLC, this home can be brought back to its full glory; a perfect opportunity for renovators and investors. Currently, there is no heating system, and the septic system is unknown. Don't miss out on this great property in a good neighborhood.



Built in 1916

## Essential Information

MLS® #	202422648
Price	\$115,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,752
Acres	0.61
Year Built	1916

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 15th, 2024

### Community Information

Address	1938 Evangeline Trail
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Church Point
County	Digby
Province	NS
Postal Code	B0W 1M0

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Paved
# of Garages	1
View	Ocean

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator/Stove Combo
Heating	No Heating/Cooling
Cooling	No Heating/Cooling
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Lot Description	0.5 to 0.99 Acres, Partial Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

### Additional Information

Zoning

Residential

## **Listing Details**

Listing Office

RE/MAX Banner Real Estate(Yarmouth)

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Listing information last updated on October 15th, 2025 at 9:34am ADT