

# \$695,000 - 45 Chestnut Avenue, Wolfville

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MLS® #202423546

**\$695,000**

3 Bedroom, 2.50 Bathroom, 2,436 sqft

Residential on 0.29 Acres

V2, Wolfville, NS

Discover 45 Chestnut Avenue, nestled in one of Wolfville's most sought-after neighborhoods. This beautifully renovated residence boasts luxurious finishes and modern amenities, creating an inviting atmosphere for you and your family. Having undergone extensive renovations in 2018, this home features a 200-amp service, all-new plumbing, and exquisite bathroom fixtures. The open-concept main level showcases a stunning custom kitchen designed by Patti's Kitchen and Bath, complete with quartz countertops, an elegant onyx backsplash, and top-of-the-line appliances. The spacious dining area flows seamlessly into the TV lounge, where you can enjoy cozy evenings by the built-in electric fireplace. French doors lead to a new deck, perfect for entertaining or enjoying quiet moments outdoors. The master suite is a true retreat, featuring a luxurious ensuite, generous walk-in closet, and spacious deck with multiple seating areas. The art room could be used as a den or nursery. The finished basement provides even more living space, with a new bedroom, full bathroom, a stylish office with built-in shelving, and a charming studio area for creative pursuits. The exterior of the property is equally captivating, with a Nova Scotia slate walkway, a beautiful retaining wall, and thoughtfully landscaped gardens that provide privacy and tranquility. Recent enhancements include new deck flooring, front steps, aluminum railings, and a fresh coat of paint on the foundation.



This meticulously crafted home, with its combination of elegance and comfort, is ready to welcome you. Experience the charm of 45 Chestnut Avenue—your perfect retreat in the heart of Wolfville. Don't miss out on this incredible opportunity to make it yours!

Built in 1968

**Essential Information**

MLS® #	202423546
Price	\$695,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,436
Acres	0.29
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 8th, 2024

**Community Information**

Address	45 Chestnut Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 1V7

**Amenities**

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Garage, Carport, Wired, Multiple Driveways, Paved

## Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Refrigerator
Heating	Fireplace(s), Heat Pump
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Wolfville School
Middle	Wolfville School
High	Horton High School

## Additional Information

Zoning	R1
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## Listing Details

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 13th, 2025 at 3:02pm ADT