

# \$249,000 - 440 Balmoral Road, Central New Annan

MLS® #202424015

## \$249,000

2 Bedroom, 1.50 Bathroom, 1,900 sqft

Residential on 1.74 Acres

N/A, Central New Annan, NS

This well maintained bungalow is sitting on a lovely lot and has a detached garage as well as two sheds. The main floor of the home has a kitchen open to dining area, large living room with heat pump, den or office which could be another bedroom, sunroom which looks out to the back yard, two bedrooms and a full bath. The lower level has a huge rec room with a door to the back yard, a half bath, laundry and utility room and a storage room. The rec room has a wood stove to really add ambiance and help with heating costs. There's also a ductless heat pump on this level. There's lots of storage room in the home, and maintenance is kept up to date. The two car garage is in great condition, is wired and has a separate driveway. This is only 10 minutes to Tatamagouche for all amenities, 15 minutes to Ski Wentworth and the same to beautiful sandy beaches. This is a beautiful area, private yet close to everything you will need!



Built in 1974

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202424015 |
| Price          | \$249,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,900     |

|            |                         |
|------------|-------------------------|
| Acres      | 1.74                    |
| Year Built | 1974                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Style      | Bungalow                |
| Status     | Closed                  |
| Date Sold  | December 18th, 2024     |

### Community Information

|              |                         |
|--------------|-------------------------|
| Address      | 440 Balmoral Road       |
| Area         | Northern Region         |
| District     | 103-Malagash, Wentworth |
| Sub-District | N/A                     |
| City         | Central New Annan       |
| County       | Colchester              |
| Province     | NS                      |
| Postal Code  | B0K 1V0                 |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | Detached, Double, Wired, Gravel, Paved                            |
| # of Garages   | 2                                                                 |

### Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
| Heating           | Baseboard, Ductless |
| Fireplace         | Yes                 |
| Fireplaces        | Wood Burning Stove  |
| Has Basement      | Yes                 |
| Basement          | Finished            |

### Exterior

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Cleared, Partially Cleared, Partial Landscaped, Wooded |
| Roof            | Metal                                                                   |
| Construction    | Wood Siding                                                             |
| Foundation      | Concrete Perimeter                                                      |

### School Information

|            |                               |
|------------|-------------------------------|
| Elementary | Tatamagouche Regional Academy |
| Middle     | Tatamagouche Regional Academy |
| High       | Tatamagouche Regional Academy |

### **Additional Information**

|        |             |
|--------|-------------|
| Zoning | residential |
|--------|-------------|

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Sunrise Brokerage & Sales Ltd. |
|----------------|--------------------------------|

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Listing information last updated on October 16th, 2025 at 11:02pm ADT