

\$449,900 - 9823 Main Street, Canning

MLS® #202424357

\$449,900

4 Bedroom, 1.50 Bathroom, 1,703 sqft

Residential on 0.30 Acres

V2, Canning, NS

This charming Dutch Colonial home is located in the heart of Canning, providing convenient access to the town's amenities and a short drive to nearby attractions such as Kingsport Beach, Houston Beach, and The Look Off. The home is also close to Wolfville, New Minas, the Saltair Nordic Spa, Blomidon Provincial Park, and the iconic Cape Split at Scots Bay. The property is zoned C2, offering flexibility for a home-based business, an Airbnb, and other possibilities. The spacious home boasts four bedrooms and two full baths, complete with a charming front sunporch and a convenient back entry. The kitchen has been tastefully updated with a new countertop, sink, faucet, backsplash, hardware, and refinished cupboards. A newly installed heat pump enhances comfort throughout the seasons. Major updates in recent years include a newly resingled roof, upgraded electrical panel & GFIs, and a replaced sewer line. Attention to detail is evident with a new fiberglass oil tank and code-compliant exterior pipes, along with regular service of the Pacific Energy fireplace insert ensuring efficiency. Lighting throughout the home has been modernized. Outside, a beautifully gated courtyard offers a private retreat, featuring a five-person hot tub nestled among Concord grape vines and bordered by the original Waverley House rock wall, complete with mature shrubs, trees, and gardens. A single detached garage adds additional convenience and storage.



Built in 1944

Essential Information

MLS® #	202424357
Price	\$449,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,703
Acres	0.30
Year Built	1944
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 15th, 2025

Community Information

Address	9823 Main Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canning
County	Kings
Province	NS
Postal Code	B0P 1H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Double, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove

# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full

Exterior

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

School Information

Elementary	Glooscap Elementary School
Middle	Northeast Kings Education Centre
High	Northeast Kings Education Centre

Additional Information

Zoning	C2
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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