

\$569,000 - 46 Evergreen Avenue, New Minas

MLS® #202425025

\$569,000

4 Bedroom, 2.50 Bathroom, 2,053 sqft

Residential on 0.30 Acres

V2, New Minas, NS

Welcome to 46 Evergreen Avenue, one of the nicest properties in all of Milnes Subdivision, conveniently located in the heart of New Minas! This spacious, well maintained home features 4 bedrooms and 2.5 baths, with a large living room, well designed kitchen, and a separate dinning room area on the main floor. The primary bedroom, which includes a two-piece ensuite bath, two more large bedrooms and a four-piece bath round out the main floor. Downstairs you will find a massive family room complete with wood-burning fireplace, a separate office or den area, a fourth bedroom, a 3-piece bathroom, as well as a large laundry room/kitchenette, and well-organized utility and storage rooms. The lower lever has an exterior entrance to and from the back yard, so there is also the potential for creating an in-law suite. Off the kitchen is a raised deck that provides a fantastic view of the back yard and gardens, with an in-ground irrigation system keeping the lawn green all summer long! The double paved driveway leads to a 40'x27', detached, three car garage that is wired, heated, and includes a well-designed workshop in the back. With a fireplace, oil hot water heat, and a ductless heat pump, this property is efficient to heat and cool year-round. Centrally located close to all the amenities of New Minas, this home must be seen to be appreciated, so book your showing today!

Built in 1971



Essential Information

MLS® #	202425025
Price	\$569,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,053
Acres	0.30
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 10th, 2025

Community Information

Address	46 Evergreen Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	New Minas
County	Kings
Province	NS
Postal Code	B4N 4J5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Detached, Triple, Heated Garage, Wired, Double, Parking Spaces(s), Paved
# of Garages	3

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Wood Burning
Stories	Split Entry

Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Colour Lock
Foundation	Concrete Perimeter

School Information

Elementary	New Minas Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	MacKay Real Estate Ltd.
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