

\$239,000 - 3347 Clementsvale Road, Clementsvale

MLS® #202426198

\$239,000

5 Bedroom, 1.50 Bathroom, 2,335 sqft

Residential on 1.25 Acres

V4, Clementsvale, NS

Welcome to this move-in-ready, mid-century modern bungalow in peaceful Clementsvale. Nestled on 1.25 acres, this spacious five-bedroom home offers a blend of style, comfort, and privacy just 20 minutes from historic towns Annapolis Royal and Digby, and 5 minutes to highway access. The inviting entrance hall, bathed in natural light, features floor-to-ceiling windows and elegant wrought iron railings. The main floor's design combines high ceilings and an excellent layout that's ideal for both day-to-day living and gatherings. A bright, functional kitchen with a large picture window and ample storage opens to the cozy breakfast room, where you can enjoy meals indoors or step out onto the 19'x12' side deck to take in scenic views. The living room features a vaulted ceiling and a brick-and-tile wood fireplace (WETT-certified), and provides a perfect setting for relaxation and socializing. It opens to a 5'x21' balcony overlooking the backyard's natural beauty, blending indoor and outdoor spaces seamlessly. Three comfortable bedrooms, a full bathroom, and a convenient laundry area with an additional sink round out the main level. Abundant closet space adds ease to daily routines. With its own entrance and high ceilings, the lower level offers 2 more bedrooms, a half bathroom, 2 large storage rooms (including one with a 30"x26" window), a utility room, and a large family room that opens to a covered verandah. This level offers ample space and could easily be converted into a secondary suite, offering excellent



potential for multi-generational living or rental income. Outside, the property features a circular driveway, charming exterior lighting, a practical shed, a full septic system and drilled well, a new brick chimney (2021), and a fibreglass oil tank (2015). With high-speed internet, proximity to town amenities, and a location on a school bus route, this home is ideal for young families, retirees, and anyone looking to enjoy a peaceful, close-knit community.

Built in 1976

Essential Information

MLS® #	202426198
Price	\$239,000
Bedrooms	5
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,335
Acres	1.25
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 13th, 2025

Community Information

Address	3347 Clementsvale Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsvale
County	Annapolis
Province	NS
Postal Code	B0S 1G0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Circular Driveway, Gravel, Single

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dryer, Washer, Freezer - Chest, Refrigerator
Heating	Fireplace(s), Hot Water, Radiator
Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Wooded
Roof	Other
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Clark Rutherford Memorial School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	GC
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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