

\$475,000 - 2131 Clarence Road, Clarence

MLS® #202426685

\$475,000

4 Bedroom, 1.00 Bathroom, 2,037 sqft

Residential on 58.41 Acres

V3, Clarence, NS

Welcome to your dream hobby farm! This charming 4-bedroom, 1-bathroom home is nestled on a sprawling 50-acre property, offering endless opportunities for a tranquil rural lifestyle with plenty of space to grow and explore. Thoughtfully upgraded, the home features a brand-new steel roof that promises durability and lasting protection against the elements. Sunlight pours in through newer windows, which not only brighten each room but also enhance energy efficiency, creating a warm and inviting atmosphere throughout. The basement has been carefully insulated with high-quality spray foam, maximizing comfort and energy efficiency all year round. This property is perfectly set up for those passionate about the outdoors and farming, featuring a vast landscape ready for a range of uses. And, as a centerpiece to this ideal hobby farm, a 70 x 46 barn stands ready to accommodate livestock, equipment, or a workshop, expanding the possibilities for those looking to establish or grow their agricultural pursuits. Each of the four bedrooms is spacious and welcoming, offering ample room for family or guests, while the well-appointed bathroom meets all your practical needs. This property is more than just a home; it's a true slice of rural paradise. Don't miss your chance to make it yours—schedule a showing today and start living your dream hobby farm lifestyle.



Built in 1941

Essential Information

MLS® #	202426685
Price	\$475,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	2,037
Acres	58.41
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 30th, 2025

Community Information

Address	2131 Clarence Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Clarence
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	50 to 100 Acres, Cleared, Partially Cleared, Level, Sloping/Terraced, Wooded
Roof	Steel
Construction	Shingle Siding
Foundation	Block, Other, Stone

Additional Information

Zoning	MX
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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