

\$375,000 - 7873 Highway 1, Upper Granville

MLS® #202427310

\$375,000

3 Bedroom, 1.50 Bathroom, 2,653 sqft
Residential on 2.79 Acres

V4, Upper Granville, NS

If you are looking for a spacious farmhouse with lots of character, nicely upgraded with excellent systems . . . I think you will be impressed with this Upper Granville farmstead.

It is ideally located 5 minutes west of Bridgetown and within 15 minutes to Historic Annapolis Royal. The property is on the valley floor and includes 2.7 acres with extensive road frontage and long, unobstructed views towards the North Mountain range. The house was built in 1848 and maintains much of its original character including wood floors, 5 original brick fireplaces, front staircase, back stairs and beautiful moldings. Recent upgrades include custom door and windows, woodstove, new septic (2024), drilled well, propane fired warm air heating system, upgraded kitchen and bath. Spray foam insulation. It features 9 rooms and 1.5 baths. Currently 2 of the upper rooms are used as a gym and storage but offer potential for two more bedrooms, if desired. There is a detached modern 1.5 story barn used as a garage and perfect for many uses. It has a concrete floor and is wired. There is also an older shed used for wood storage and gardening tools. Most of the land is farmable. There is a raised bed garden plot and excellent soil. Special features include a brook that flows through the property and an inground pool for relaxing in the summer. Hebb Landing is a boat-launch, just a short walk from the property providing quick and easy access to the beautiful Annapolis River.



Ideal for power boats, canoes, kayaks and paddle boards.

Built in 1848

Essential Information

MLS® #	202427310
Price	\$375,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,653
Acres	2.79
Year Built	1848
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 16th, 2025

Community Information

Address	7873 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Upper Granville
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Propane, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Double, Wired, Circular Driveway, Single
# of Garages	2
Waterfront	Stream/Pond
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Forced Air, Furnace
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

School Information

Middle	Bridgetown Regional Community School
High	Bridgetown Regional Community School

Additional Information

Zoning	GD-GE
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Listing Details

Listing Office	MBA Country Real Estate Brokers
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Listing information last updated on October 28th, 2025 at 6:02am ADT