

\$329,000 - 9044 #217 Highway, Waterford

MLS® #202500330

\$329,000

4 Bedroom, 1.50 Bathroom, 2,200 sqft

Residential on 3.70 Acres

V4, Waterford, NS

Here is an ideal hobby farm property or a home business location. Charming 4 bedroom home with 1.5 baths & many recent upgrades/additions. Spacious kitchen, attractive pantry/prep area with enamel farm sink. Good size entry porch, living room & dining room with hardwood flooring. Soft & hardwood floors in the bedrooms. Expansive light filled sunroom to relax, read, gather in, or as a play area for children. Approximately 3.7 acres including a 12'5x6'5 chicken house, large brook & spectacular waterfall in the back yard. A newer, large 35'x41' 2-level addition adjoining the house features a 1-car garage on the main level, an 8' garage door, huge workshop, 6' door (mower/wheeler access), in-floor heat, & insulation. The lower level offers a 2-car garage with 10' doors, ICF construction & ample parking area. Also included is a 35'6x41'6 barn (opposite the house), with beautiful stone foundation, loft & cleared land around the barn. The home needs some further finish work & barn roof needs patching. PID #30382238 - 86 acres on Bay of Fundy, may be purchased with house & barn.



Built in 1925

Essential Information

MLS® # 202500330

Price \$329,000

Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,200
Acres	3.70
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 17th, 2025

Community Information

Address	9044 #217 Highway
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Waterford
County	Digby
Province	NS
Postal Code	B0V 1A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Triple, Heated Garage, Wired, Other, Circular Driveway, Gravel, Parking Spaces(s)
# of Garages	3
View	River
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator, Other
Heating	Forced Air, Furnace, Ductless, In Floor
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Wooded
Roof	Asphalt, Metal
Construction	Shingle Siding, Steel Siding
Foundation	Stone

School Information

Elementary	Digby Elementary School
High	Digby Regional High School

Additional Information

Zoning	N/A
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Listing Details

Listing Office	Pier II Realty Limited
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