

# \$649,900 - 221 Meldrum Avenue, Conquerall Bank

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MLS® #202500993

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,659 sqft

Residential on 1.29 Acres

C2, Conquerall Bank, NS

Modern Living Meets Rural Charm~ Step into a home thatâ€™s as warm and inviting as it is modern and stylish. Just 4 years young, this custom-crafted, 4-bedroom, 3 full bath beauty redefines family living with its open-concept design and elevated touches. Tucked away on a generous 1.3-acre lot, youâ€™ll enjoy the perfect balance of convenience and tranquility, just moments from town amenities with that relaxed rural lifestyle. Inside, elevated 9-foot ceilings are the perfect addition for more warmth and sunlight. The sleek one-level layout caters to modern life, offering effortless functionality without sacrificing space. The heart of the home is this gorgeous kitchen with an oversized island, ideal for casual breakfasts & meal prep. While the walk-in pantry keeps everything neat and organized. Day-to-day convenience will be appreciated in the main floor laundry! Each bedroom is generously sized, with the primary suite offering a walk-in closet and spa-like ensuite for the ultimate retreat. Need flexibility? The lower-level home office doubles as a fifth bedroom, while the massive rec roomâ€™s complete with a full wall of built-insâ€™ promises endless entertainment options. Energy efficiency is key with an ICF foundation, in-floor heating, time-of-day savings meter, HRV system, and two ductless heat pumps to keep you comfortable year-round. Outside, enjoy a private backyard space. Whether itâ€™s entertaining guests, letting the kids run free, or giving your pets the space they deserve, this property is built for



enjoying life to the fullest.

Built in 2021

**Essential Information**

MLS® #	202500993
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,659
Acres	1.29
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 7th, 2025

**Community Information**

Address	221 Meldrum Avenue
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Conquerall Bank
County	Lunenburg
Province	NS
Postal Code	B4V 8V6

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Double, Gravel
# of Garages	1

**Interior**

Interior Features	Ensuite Bath, High Speed Internet
Heating	Ductless, Hot Water, In Floor, Radiant

Cooling	Ductless
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

### **Exterior**

Lot Description	1 to 2.99 Acres, Partial Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Insulated Concrete

### **Additional Information**

Zoning	Res
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### **Listing Details**

Listing Office	EXIT Realty Inter Lake
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Listing information last updated on October 15th, 2025 at 2:32am ADT