

\$599,900 - 5270 Highway 1, Granville Centre

MLS® #202501254

\$599,900

3 Bedroom, 2.00 Bathroom, 1,325 sqft
Residential on 29.39 Acres

V4, Granville Centre, NS

A dream come true - Imagine almost thirty private acres with extensive river frontage, a large arable field, wooded land with trail, a 2 or 3 bedroom bungalow with deck, a garage, workshop, gazebo and shed. This unique listing is ideal for active retirees, hobby farmers, home based business, or anyone who likes to putter. This bungalow features a modern kitchen, living room with fireplace, separate dining room, cozy sunroom with wood stove, 2 / 3 bedrooms, 2 full bathrooms, den/ office and a good basement. Well insulated, wood/oil furnace, drilled well, septic, and a 2024 Generac home generator in case the power goes out. Located just outside beautiful Annapolis Royal, one of the most desirable small towns in all of Canada. This special property won't last long.



Built in 1985

Essential Information

MLS® #	202501254
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,325
Acres	29.39
Year Built	1985
Type	Residential

Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 29th, 2025

Community Information

Address	5270 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Centre
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Wired, Circular Driveway, Paved
# of Garages	2
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Freezer - Chest, Microwave, Refrigerator
Heating	Baseboard, Forced Air, Furnace
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partial, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Block, Concrete Perimeter

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	Mixed Use
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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