

\$375,000 - 76 Mount Street, Digby

MLS® #202501402

\$375,000

3 Bedroom, 2.00 Bathroom, 1,602 sqft
Residential on 0.27 Acres

V4, Digby, NS

Step inside this beautifully updated home - originally built in 1944 and professionally refitted in 2010-2011 - to discover a perfect blend of character and modern efficiency. The main floor open layout offers a bright kitchen, adjoining dining area, living room, laundry, den/bedroom, and a handy powder room. Upstairs, find two cozy bedrooms and a four-piece bath. The partially finished basement boasts office space, a large rec/sewing room, storage room, and a second powder room. A whole-home ducted heat pump and wood stove were installed in 2024, eliminating reliance on oil heat. Built in 2016, the massive 960 sq ft garage is a hobbyist's paradise, featuring two spacious vehicle bays, a workshop, insulated drywall, and smart garage doors compatible with Alexa. There is even a 50 Amp EV charging station ready for your electric car. A 200 Amp service powers the house, backed by solar panels (34 in total, 8.5kW AC) that have historically produced up to 12MWh annually, leading to impressively low Nova Scotia Power bills. Smart switches and thermostats add convenience, plus a newly installed high-efficiency wood stove keep you cozy year-round. With its widened, well-insulated exterior walls, updated wiring, plumbing, windows, siding, and fresh appliances, this home is move-in ready. The 11,868 sq ft lot features a paved driveway, garden patch, plum trees, and a lovely willow - ideal for outdoor gatherings. Located on municipal water/sewer and offering both cable



and fibreoptic services, this property has it all: charm, tech, and total peace of mind. Don't miss out on this one-of-a-kind energy-smart haven!

Built in 1944

Essential Information

MLS® #	202501402
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,602
Acres	0.27
Year Built	1944
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 15th, 2025

Community Information

Address	76 Mount Street
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Digby
County	Digby
Province	NS
Postal Code	B0V 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Paved
# of Garages	2

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dryer, Washer, Freezer, Microwave, Refrigerator
Heating	Baseboard, Heat Pump, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Finished, Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Digby Elementary School
High	Digby Regional High School

Additional Information

Zoning	RLD
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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