

\$445,000 - 7760 Highway 1, Ardoise

MLS® #202501474

\$445,000

3 Bedroom, 2.00 Bathroom, 1,692 sqft

Residential on 0.64 Acres

V1, Ardoise, NS

Welcome to this charming home in pastoral Ardoise! This home was completely renovated in 2021; it even received a new septic field and risers. The very tasteful finishes have rendered this property virtually into a new house. There are 3 bedrooms, and 2 full bathrooms; including a sizeable primary bedroom with a spacious ensuite bath. 2 beds, 1 full bath, and a lovely open eat-in kitchen flows nicely to the living-room and completes the upstairs. The downstairs houses the very private primary suite plus a large rec-room area - perfect for entertaining. With the walkout basement this side-split has the potential for two apartments and is zoned R4, so potential for even more income... The backyard has been expanded recently and features a beautiful deck off of the kitchen - overlooking the green space behind. At the front of the house the driveway has been expanded to allow for parking for several vehicles. This property is an absolute gem and is perfect for the commuter as it is close enough to the city for work and is situated in a gorgeous area conducive to unwinding after work. Grab your favourite realtor now - this one won't last long!



Built in 1993

Essential Information

MLS® # 202501474

Price \$445,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,692
Acres	0.64
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 27th, 2025

Community Information

Address	7760 Highway 1
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 3A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	None

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Stories	Side Split
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Brookland Elementary School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R4
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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