

\$274,500 - 8204 Highway 1, Meteghan

MLS® #202501639

\$274,500

6 Bedroom, 1.00 Bathroom, 2,066 sqft

Residential on 2.62 Acres

V4, Meteghan, NS

Are you searching for a home that offers ample bedrooms, generous garage space, and convenient proximity to local amenities? Look no further. Situated on approximately 2.62 acres of land, this property offers space, potential, and versatility. The exterior features three additional buildings: a functional workshop, a parking garage, and an old, abandoned structure brimming with possibilities—whether for remodeling, storage, or creative use. Step inside the home to discover a welcoming layout that provides access to the main living space, the basement stairs, and a dedicated storage room that could easily be transformed into an additional bedroom. Step into the main living space, where you'll find a spacious and functional layout. The large kitchen and dining area serve as the heart of the home, with easy access to the main bathroom. Beyond this space, you'll discover a cozy living room and a dedicated office, perfect for working from home or additional flexibility. The main floor also features two comfortable bedrooms, thoughtfully designed with doors from room to room, providing convenient access to from sides of the home. Head upstairs, where you'll discover four additional bedrooms, offering plenty of room for family, guests, or creative use. The upper level also includes an expansive bare room, ideal for extra storage or to be transformed into a space that suits your needs. This home ensures no square footage goes to waste, making it as practical as it is



welcoming. The home is heated by a wood and oil hot air furnace, with power supplied through a 100 Amp breaker panel. The property's windows (except the basement) are vinyl windows. The home, the garage and workshop exterior were painted in 2024. A dug well with a UV light supplies water. The septic system benefits from municipal services. Don't miss out, book your showing today! (Smaller outdoor sheds are not included in sale)

Essential Information

MLS® #	202501639
Price	\$274,500
Bedrooms	6
Bathrooms	1.00
Full Baths	1
Square Footage	2,066
Acres	2.62
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 27th, 2025

Community Information

Address	8204 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Meteghan
County	Digby
Province	NS
Postal Code	B0W 2J0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Gravel

# of Garages	2
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Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Heat Pump
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Cleared
Roof	Asphalt
Construction	Cementitious Board, Wood Siding
Foundation	Stone

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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