

\$494,900 - 2189 Langille Drive, Coldbrook

MLS® #202502083

\$494,900

3 Bedroom, 3.00 Bathroom, 2,477 sqft

Residential on 0.25 Acres

V2, Coldbrook, NS

As you approach this fantastic property, take note of the dbl paved drive & covered front entry. A composite front patio, complete with aluminum rails, add to the appeal of this home. Stepping inside, youâ€™ll find a welcoming open concept, offering a freshly painted interior. The interior doors have recently been replaced. One of the two heat pumps found in the home is located in the living room, allowing you to regulate heating and cooling during all seasons. The hardwood floors in the living & dining areas have recently been refinished. The kitchen is equipped with a pantry closet, sit-up counter & offers access to the deck, where you can enjoy sunny days & BBQs with family & friends. The spacious Primary suite is equipped with an ensuite bath & walk-in closet. The laundry is conveniently concealed in a closet in the main floor bath. Two more spacious bedrooms are also found on this level. A large landing in the lower level could be used as a home office or music area. A spacious light & bright room with a closet area is conveniently located across from the third bathroom. Your guests will love being able to relax and unwind in the air-jet tub. French doors lead you to a generous size family room. These doors also act as a sound barrier when the kids are enjoying games or movie night. This room is equipped with a second heat pump and a pellet stove as well. Central-vac is roughed in & the oil tank was replaced in 2019. In addition to the storage space found under the stairs, youâ€™ll find a large



storage/utility room. An exterior access door is found here. The vinyl siding was replaced just two years ago, along with the professionally built 12' x 24' deck and 16' x 24' garage. The garage is equipped with a 40 amp plug to accommodate a welder. The 8' x 8' shed is perfect for storing your lawn & garden equipment. The backyard is partially fenced, offering a safe place for children & pets to play. This home is located within walking to the elementary school.

Built in 2004

Essential Information

MLS® #	202502083
Price	\$494,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,477
Acres	0.25
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 14th, 2025

Community Information

Address	2189 Langille Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Coldbrook
County	Kings
Province	NS
Postal Code	B4R 1C3

Amenities

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

Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Dishwasher
Heating	Forced Air, Ductless
Cooling	Ductless
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Coldbrook And District School
Middle	Coldbrook And District School
High	Central Kings Rural High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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Listing information last updated on October 14th, 2025 at 5:47pm ADT