

\$479,000 - 740 White Rock Road, Canaan

MLS® #202502318

\$479,000

3 Bedroom, 2.00 Bathroom, 1,810 sqft

Residential on 3.36 Acres

V2, Canaan, NS

Here is your opportunity to own a bright & spacious 3 bedroom, 2 bathroom home situated on a private 3.4 acre lot located on White Rock Road in Canaan. Enjoy rural living while being minutes to New Minas or Wolfville. The home offers a functional layout, many windows and doors and desirable outdoor spaces. The property features 2 sheds and a detached 2 car garage with a loft for additional storage. In the walkout basement you'll find an additional kitchen perfect for an in-law suite set up or it could be repurposed for a bar/rec room. Recent major upgrades include a new well pump (2025), water softener (2022), wood stove WETT certification (2022), and septic system (2021). Lot survey, well log and septic system documentation on file. A ride-on lawn mower and appliances are included to complete this great offering. Quick closing is possible!



Built in 2005

Essential Information

MLS® #	202502318
Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,810
Acres	3.36
Year Built	2005

Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 28th, 2025

Community Information

Address	740 White Rock Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canaan
County	Kings
Province	NS
Postal Code	B4P 2R2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Gravel
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Partially Cleared, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning A2

Listing Details

Listing Office Royal LePage Atlantic (Greenwood)

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Listing information last updated on October 18th, 2025 at 12:17am ADT