

\$295,000 - 9202 Highway 10, Nictaux

MLS® #202502427

\$295,000

5 Bedroom, 2.00 Bathroom, 2,007 sqft

Residential on 0.91 Acres

V3, Nictaux, NS

Discover peaceful country living in the heart of Nictaux with this charming storey-and-a-half family home. Offering five bedrooms plus a den and two bathrooms, this property provides ample space for a growing family. Electrical panel 200amp service, fiberglass oil tank, windows 2016, basement has a sink and a walkout, plus a super-efficient wood/oil furnace. Nestled in 'The Forks of a River', this well-loved home on almost an acre, comes with an abundance of nature's bounty including grapevines, raspberries, blackberries, wild blueberries, cherry trees, a peach tree, and a plum tree, how heavenly! The property features a functional wood shed, a detached single car garage, and a unique zipline and a ninja line for outdoor fun! Perfect for those interested in hobby farming, there is also a chicken coop ready to accommodate your feathered friends. Home heating is provided by a budget friendly oil/wood furnace, and the reverse osmosis system offers peace of mind with fresh drinking water. The location is one hour to Bridgewater, and conveniently 15 minutes from CFB Greenwood and a short 6-minute drive to the Town of Middleton, combining country tranquility with nearby conveniences. Don't wait on this one, book your viewing today.



Built in 1948

Essential Information

MLS® #	202502427
Price	\$295,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,007
Acres	0.91
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 1st, 2025

Community Information

Address	9202 Highway 10
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	1.5, Wired, Gravel
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Freezer - Stand Up, Refrigerator/Stove Combo, Water Softener
Heating	Baseboard, Forced Air
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Annapolis East Elementary School
Middle	Middleton Regional High School
High	Middleton Regional High School

Additional Information

Zoning	C-1-Genera
--------	------------

Listing Details

Listing Office	RE/MAX Nova (Halifax)
----------------	-----------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 27th, 2025 at 4:32am ADT