

\$425,000 - 329 Marjorie Drive, North Kentville

MLS® #202502733

\$425,000

5 Bedroom, 3.50 Bathroom, 1,818 sqft

Residential on 0.21 Acres

V2, North Kentville, NS

329 Marjorie Drive features an exceptional opportunity for flexible living arrangements and the potential for rental income. This over-under duplex is an ideal choice for those looking to expand their rental portfolio or assist with mortgage payments, featuring two distinct units designed for comfortable and separate living. Unit 1 offers 2 bedrooms, each with its own full ensuite bathroom, ensuring privacy and convenience. The unit is equipped with stainless steel appliances, a stackable washer and dryer, a new hot water heater (2024), and a 100 Amp sub panel. Unit 2 boasts 3 bedrooms, including one full bathroom and one half bath, making it suitable for families or larger groups as a short term rental. It also includes stainless steel appliances and a stackable washer and dryer, with a 200 Amp main panel for enhanced electrical capacity. Recent upgrades from 2021 and 2022 enhance the property's value and comfort. Heating and ventilation have been improved with ductless heat pumps, electric baseboards, and a Venmar ventilation system in each unit. Soundproofing measures have been implemented to provide added privacy between units. The property features new windows, including basement windows for Unit 2, and new entry doors with keypad entry handles for improved security. Additional enhancements include new decks for each entry, an included shed for storage, radon protection for safety, and completely renovated kitchens and flooring in both units,



along with new vanities and fixtures. Set on a generous 9,241-square-foot lot, the duplex provides ample outdoor space allowing for the creation of a personalized outdoor retreat. This property is perfect for multi-generational families seeking separate living spaces while remaining close to one another. For more information or to schedule a viewing contact your agent of choice.

Built in 1986

Essential Information

MLS® #	202502733
Price	\$425,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.21
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 27th, 2025

Community Information

Address	329 Marjorie Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	North Kentville
County	Kings
Province	NS
Postal Code	B4N 4X6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Dirt, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Washer/Dryer
Heating	Baseboard, Ductless
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R2
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Listing Details

Listing Office	Mackay Real Estate Ltd.
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Listing information last updated on October 26th, 2025 at 11:17pm ADT