

\$249,900 - 8440 Hwy#204 Highway, Birchwood

MLS® #202502788

\$249,900

3 Bedroom, 2.00 Bathroom, 1,327 sqft

Residential on 62.50 Acres

N/A, Birchwood, NS

Just what you are looking for - three bedrooms, two baths, and 62.5 acres!!! More than 1,300 square feet of living space and the large tract of land will give you more than enough room inside and out. The immediate area around the home gives you two outbuildings for storage (24x16 and 48x20), ample parking space and a pond. Coming inside is a large laundry/porch at the back door - lots of room there to kick off the shoes. The large primary bedroom is also on the main floor, with full 4 piece ensuite bath - and away from the other bedrooms. The kitchen/dining area is big space, and a massive living room too! Plenty of space on the main floor. Heading upstairs we find another 4 piece bath (that makes two of them, in case you're counting), and two additional bedrooms - the one across the front is very large - perfect for your favourite kid! Foundation is poured concrete, water filter system in place, electrical is breakers. Good home, lots of land - this one should check off a lot of your boxes -take a look today!



Essential Information

| | |
|------------|-----------|
| MLS® # | 202502788 |
| Price | \$249,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |

| | |
|----------------|-------------------------|
| Square Footage | 1,327 |
| Acres | 62.50 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Date Sold | May 28th, 2025 |

Community Information

| | |
|--------------|-----------------------|
| Address | 8440 Hwy#204 Highway |
| Area | Northern Region |
| District | 102N-North of Hwy 104 |
| Sub-District | N/A |
| City | Birchwood |
| County | Cumberland |
| Province | NS |
| Postal Code | B0M 1P0 |

Amenities

| | |
|----------------|---|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2 |
| Parking | Detached, Double, Wired, Gravel, Parking Spaces(s) |
| # of Garages | 2 |
| Waterfront | Stream/Pond |

Interior

| | |
|-------------------|-------------------------------|
| Interior Features | High Speed Internet |
| Heating | Forced Air, Furnace, Ductless |
| Cooling | Ductless |
| # of Stories | 1 |
| Stories | 1 3/4 Storey |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-----------------|--|
| Lot Description | 50 to 100 Acres, Partial Landscaped, Level, Sloping/Terraced, Wooded |
| Roof | Asphalt |
| Construction | Vinyl Siding |
| Foundation | Block, Concrete Perimeter |

School Information

| | |
|------------|----------------------------------|
| Elementary | Oxford Regional Education Centre |
| Middle | Oxford Regional Education Centre |
| High | Oxford Regional Education Centre |

Additional Information

| | |
|--------|------|
| Zoning | Rsrc |
|--------|------|

Listing Details

| | |
|----------------|-------------------------------------|
| Listing Office | Royal LePage Cumberland Realty Ltd. |
|----------------|-------------------------------------|

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 14th, 2025 at 10:17pm ADT