

\$475,000 - 40 Ritson Avenue, Cambridge

MLS® #202503762

\$475,000

5 Bedroom, 2.00 Bathroom, 2,130 sqft

Residential on 0.99 Acres

V2, Cambridge, NS

Welcome to this beautifully maintained 5-bedroom, 2-bathroom split-entry home, perfectly nestled on a sprawling nearly 1-acre lot in one of the Annapolis Valleys most sought-after subdivisions. Offering exceptional space and versatility, this property is ideal for families, multi-generational living, or those seeking an income-generating opportunity. The main level features a bright, open-concept living area with a seamless flow into the kitchen and dining space. Step outside onto the expansive back deck, where you can enjoy views of the lush backyard oasis. This level also boasts three spacious bedrooms, including the primary, and a full bath. The fully developed lower level offers even more possibilities! With its own large living area, second kitchen, two bedrooms, full bathroom, and laundry area, it's perfectly suited for an in-law suite or potential secondary unit. Plus, with two driveways and ample parking, this home is designed for convenience. The backyard is a true retreat, featuring two large work sheds, an additional storage shed, a spacious garden for fruits, vegetables, and flowers, an above-ground pool, a play area, and a cozy fire pit, ideal for outdoor enjoyment year-round. Additional highlights include in-floor heating on the lower level for added peace of mind. Situated just minutes from Highway 1 and less than 5 minutes to local schools, grocery stores, restaurants, and shopping, this home offers the perfect balance of tranquility and accessibility. Serious



inquiries only please. Don't miss out on this incredible opportunity!

Built in 1997

Essential Information

MLS® #	202503762
Price	\$475,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,130
Acres	0.99
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 29th, 2025

Community Information

Address	40 Ritson Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Cambridge
County	Kings
Province	NS
Postal Code	B0P 1G0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Circular Driveway, Double, Gravel
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator

Heating	Furnace, Hot Water, In Floor
Stories	Split Entry
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

Elementary	Cambridge And District Elementary School
High	Central Kings Rural High School

Additional Information

Zoning	A4
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Listing Details

Listing Office	Exit Realty Town & Country
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