

\$279,000 - 8835 Highway 217, Waterford

MLS® #202503892

\$279,000

4 Bedroom, 1.50 Bathroom, 1,775 sqft

Residential on 3.06 Acres

V4, Waterford, NS

The perfect family home awaits you at 8835 Highway 217, Waterford. Nestled on a private 3.06+/- acre lot, this property offers a serene retreat set back from the road. The expansive green space is ideal for gardening, while children and pets can play freely in this safe, open environment. The paved circular driveway leads to an incredible opportunity for a hobby farm, complete with fenced pastures and a spacious barn equipped with electricity and five stalls—four together and one separate. A small riding ring adds to the farm's charm, and a firepit area serves as a great focal point for cozy evenings with the family. Additional features include a shed for storing tools and toys, and a private back patio with a hot tub, perfect for relaxing under the stars. A concrete pad (approximately 80x40) is awaiting a new owner to build their desired garage or outbuilding. The front deck offers a peaceful view of the yard, setting the tone for the home you've always dreamed of. Inside, the mudroom welcomes you with abundant natural light, leading to a kitchen that boasts ample cupboard and counter space. The kitchen flows naturally into the formal dining area, where sliding patio doors provide access to the front deck. A spacious living room, kept cozy by the heat of the wood stove in the adjoining den area, and a second living room/sitting area, completes the main floor. The second floor hosts three well-appointed bedrooms and a tastefully designed main bathroom featuring a tiled walk-in shower. On



the lower level, you'll find the fourth bedroom, a home office space, a half bath, as well as the laundry area and fantastic storage space. This stunning home is sure to please the most discerning buyer—don't let this amazing opportunity pass you by.

Essential Information

MLS® #	202503892
Price	\$279,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,775
Acres	3.06
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 14th, 2025

Community Information

Address	8835 Highway 217
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Waterford
County	Digby
Province	NS
Postal Code	B0V 1A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Gravel, Paved
View	Bay

Interior

Interior Features	High Speed Internet
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Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, In Floor, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped
Roof	Asphalt, Metal
Construction	Wood Siding
Foundation	Block

School Information

Elementary	Digby Neck Consolidated School
High	Digby Regional High School

Additional Information

Zoning	GD
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Listing Details

Listing Office	Exit Realty Town & Country
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