

\$399,000 - 1290 1 Highway, Wellington

MLS® #202504512

\$399,000

6 Bedroom, 2.00 Bathroom, 2,696 sqft

Residential on 0.99 Acres

Wellington, Wellington, NS

Situated on an acre lot in Wellington, this four bedroom bungalow has a lot to boast about. As you enter the side door, a bedroom and large office/bedroom greet you with an elegant custom built desk that will stay with the property. A large entrance allows lots of room for boots and shoes to be organized before entering the open concept kitchen-dining-living room space. The primary bedroom has a very large walk-in closet and a modern barn door. Outside, you can enter this property by either of two large driveways; One enters the downstairs apartment (possible) and double garage and the other the main level. Downstairs, the owners can have the luxury of renting out the apartment to have it pay the mortgage. Two bedrooms downstairs are very large but do not meet egress.(both could be changed to meet egress quite easily) A large bathroom and kitchen open to a nice size family room space. If the new owners don't want to rent- the downstairs is easy to access from upstairs and your property can then be a six bedroom house. The downstairs space is huge! Out back, a large deck spans the length of the house and leads to a very large and private backyard oasis! The 30 x 30 garage boasts of an upstairs just waiting to be finished as a bonus room or become a place for your golf simulator or man cave-there is lots of room for both. The garage lends itself to a work space or pure enjoyment where you can barbecue or set up a place to relax in the great outdoors. Over the past seven years, this



owner has completely painted the house inside and out, changing the color to grey with black trim to give it a very modern look. They have also bought a new water softener system, upgraded appliances, renovated the primary to include a large walk-in, upgraded both driveways, new flooring throughout the upstairs and upgraded plumbing. Outdoor landscaping has really made this property beautiful! This is a must see- call your favourite realtor today!

Essential Information

MLS® #	202504512
Price	\$399,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	2,696
Acres	0.99
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 26th, 2025

Community Information

Address	1290 1 Highway
Area	Yarmouth
District	County Hwy 1
Sub-District	Wellington
City	Wellington
County	Yarmouth
Province	NS
Postal Code	B5A 5A5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking	Detached, Wired, Other, Gravel, Multiple Driveways
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Interior

Interior Features	High Speed Internet
Heating	Baseboard
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Meadowfields Community School
Middle	Maple Grove Education Centre
High	Yarmouth Consolidated Memorial High School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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Listing information last updated on October 16th, 2025 at 5:02pm ADT