

# \$443,900 - 35 Graham Road, Belmont

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MLS® #202504742

**\$443,900**

2 Bedroom, 1.50 Bathroom, 1,193 sqft

Residential on 1.13 Acres

N/A, Belmont, NS

35 Graham Road, Belmont, NS - Impeccably maintained single level home on 1.13 acres. Discover the perfect blend of quiet country living and modern convenience in this immaculate 9-year-old home just minutes from Truro. Nestled in a private, peaceful, family-friendly neighborhood, this energy-efficient home offers in-floor radiant heating and a ductless heat pump for year-round comfort. Designed for easy living, this home features no stairs and 36" doorways, making it accessible and spacious. Large windows allow natural light to pour in from all directions capturing beautiful sunrises and sunsets. The open-concept living space is finished with laminate and tile flooring throughout. The home features: The attached single-car garage which is exceptionally clean, heated with in-floor radiant heat, and provides ample storage. The home also comes equipped with quality appliances, including a Frigidaire Gallery Edition range and refrigerator, and a front-load Samsung washer and Whirlpool dryer. Generator panel in the home. Enjoy the peaceful setting with the Chiganois River just across the road, perfect for swimming or rafting in the summer. Relax on the front porch or back deck and take in the sounds of the river. If you love winter sports, Ski Wentworth is only 20 kms away now featuring a second chair lift and modern ski amenities. Convenient Location: 1 hour to Halifax, 1.5 hours to Prince Edward Island, 2 hours to Saint John NB, 3 hours to both



Yarmouth and Sydney, Cape Breton.

Built in 2016

**Essential Information**

MLS® #	202504742
Price	\$443,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,193
Acres	1.13
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 16th, 2025

**Community Information**

Address	35 Graham Road
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Belmont
County	Colchester
Province	NS
Postal Code	B0M 1G0

**Amenities**

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Heated Garage, Wired, Double, Gravel
# of Garages	1

**Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator

Heating	Ductless, In Floor, Radiant
# of Stories	1
Stories	One
Basement	None

### **Exterior**

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

### **School Information**

Elementary	Debert Elementary School
Middle	Central Colchester Junior High School
High	Cobequid Educational Centre

### **Additional Information**

Zoning	None
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### **Listing Details**

Listing Office	Hants Realty Ltd.
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Listing information last updated on October 14th, 2025 at 7:17am ADT