

\$299,000 - 9606 Highway 10, Nictaux

MLS® #202504765

\$299,000

3 Bedroom, 1.00 Bathroom, 1,573 sqft
Residential on 0.86 Acres

V3, Nictaux, NS



This charming Craftsman-style bungalow is ready for a new owner to add the finishing touches and build instant equity. Set on a spacious country lot with low county taxes, it offers the best of both worlds - a peaceful setting just minutes from Middleton’s amenities and under 15 minutes to CFB Greenwood. Major updates are already done, including roof, windows, and doors within the last 10 years, plus a new heat pump in 2024. A great layout, built-in storage, and newer hardwood flooring add to its appeal. The partially finished basement and walk-up attic offer potential for more living space. With municipal sewer, 100-amp breaker electrical, and re-insulated walls and attic, this home is solid. The powered detached shed with a new roof is a bonus. Bigger than it looks, this is a great opportunity to make a house your own.

Built in 1965

Essential Information

MLS® #	202504765
Price	\$299,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,573
Acres	0.86
Year Built	1965

Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 2nd, 2025

Community Information

Address	9606 Highway 10
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Zoning	C-1
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Listing Details

Listing Office

RE/MAX Banner Real Estate

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