

\$749,900 - 14 Locust Avenue, Wolfville

MLS® #202504787

\$749,900

6 Bedroom, 4.00 Bathroom, 2,712 sqft

Residential on 0.20 Acres

V2, Wolfville, NS

OPEN HOUSE POSTPONED Location, location, location! Character, elegance and opportunity come together in perfect harmony at 14 Locust Ave in the highly sought-after university town of Wolfville. Once an eclectic inn, this turnkey home on a quiet residential corner is ready for its next chapter—whether as a family home or a thriving home-based business, and is walking distance to shops, the local elementary school and Acadia University. Inside, original features like hardwood floors and trim, high ceilings, and oversized windows preserve the home's timeless charm. A spacious eat-in kitchen, a formal dining room, and a generous sitting room create inviting spaces perfect for both everyday living and entertaining. The second floor offers ample space, featuring three generously-sized bedrooms—one with an ensuite bath—alongside a smaller room, perfect for an office or den. Relax in the sun porch with a coffee and a book, enjoying town views and birdsong outside the window. Large picture windows fill each room with natural light, while a four-piece bath completes this level. On the third floor, a versatile loft serves as the perfect retreat or family rec room. The highlight of this space is a luxurious soaker tub, perfectly perched to take in breathtaking views of the Minas Basin. Outside, a picturesque wrap-around verandah enhances the home's™ curb appeal, while the back deck provides a welcoming spot to soak up the sun or host gatherings. Adding to the



homeâ€™s unique appeal, the former single-car garage has been thoughtfully converted into a separate suite. Fully wired, insulated, and heated by propane stove, it includes its own bathroom, making it an ideal guest space. Subject to municipal approval, it could potentially be transformed into a fully independent dwelling, offering both additional value and potential rental income. The best part? An assumable mortgage at just 1.99%, locked in until December 1, 2026 is available OAC.

Essential Information

MLS® #	202504787
Price	\$749,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,712
Acres	0.20
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 14th, 2025

Community Information

Address	14 Locust Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 2E8

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone
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	Connected
Parking	Detached, Heated Garage, Wired, Other, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Hot Water, Radiator
Cooling	Window Unit(s)
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Shingle Siding, Vinyl Siding
Foundation	Stone

School Information

Elementary	Wolfville School
Middle	Wolfville School
High	Horton High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 14th, 2025 at 1:47am ADT