

\$452,000 - 9650 Highway 10, Nictaux

MLS® #202505617

\$452,000

3 Bedroom, 2.00 Bathroom, 2,028 sqft

Residential on 0.79 Acres

V3, Nictaux, NS

This charming 3bedroom+office, 2-bathroom home offers a spacious living experience on a generous 0.78-acre lot. Perfectly situated with stunning views, this property provides a calming retreat while still being within easy reach of amenities. The spacious layout ensures everyone has room to spread out, while the double attached garage offers plenty of storage space. Whether you're looking for a cozy family retreat or a place to host gatherings, this property has it all. The added benefit of a wood stove creates a warm place to snuggle in the colder months, and head outside for the warm months where you'll find plenty of space for outdoor activities, gardening, or future expansion. Make the most of solar energy and enjoy long-term savings on your power bills with the outright owned solar panels! Located within walking distance to the Annapolis River, you can easily enjoy outdoor activities, and it's just a short commute to CFB Greenwood, ideal for those working at or near the base. This property combines comfort, space, and convenience in a prime location—perfect for those seeking a peaceful lifestyle with easy access to work and leisure activities.



Built in 1972

Essential Information

MLS® # 202505617

Price \$452,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,028
Acres	0.79
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 23rd, 2025

Community Information

Address	9650 Highway 10
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Wired
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Block

Additional Information

Zoning	R-3
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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Listing information last updated on October 27th, 2025 at 4:32am ADT