

\$445,000 - 223 Ruggles Road, Wilmot

MLS® #202505780

\$445,000

4 Bedroom, 1.50 Bathroom, 2,220 sqft

Residential on 4.97 Acres

V3, Wilmot, NS

Welcome to 223 Ruggles Road, a delightful four-bedroom split entry home nestled on five acres of partially cleared and beautifully landscaped land. Built by the current owners, this well-maintained property showcases pride of ownership and offers a perfect blend of privacy and convenience, being just a short drive from Greenwood, Middleton, Kingston, and 14 Wing Greenwood. The main level features three spacious bedrooms, while the lower level offers an additional bedroom, perfect for guests, a home office, craft room or gym. The spacious sunroom, located just off the kitchen, provides a serene space to enjoy day or night while overlooking the vibrant gardens filled with rambling roses, yellow roses, and a variety of other plants like chestnut trees, honeysuckles, and blue hibiscus. Also on the lower level, you'll find a cozy family room complete with a wood stove, ideal for those chilly evenings. The home is equipped with two efficient heat pumps, ensuring comfort year-round. The side entrance foyer is generously sized, perfect for all your needs, and includes a convenient half bath that could easily be converted to a full. The addition of the front foyer adds to the uniqueness of this side split, offering tons of space and brightness. The outdoor space is a gardener's paradise, featuring a detached two-car garage and ample room for trails and adventures in the wooded area. Don't miss the opportunity to own this unique property that combines natural beauty with modern



comforts. Schedule your showing with an agent today and experience the charm of 223 Ruggles Road for yourself!

Built in 1991

Essential Information

MLS® #	202505780
Price	\$445,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,220
Acres	4.97
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 21st, 2025

Community Information

Address	223 Ruggles Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Wilmot
County	Annapolis
Province	NS
Postal Code	B0P 1W0

Amenities

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

Interior

Interior Features	Central Vacuum, High Speed Internet
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Appliances	Central Vacuum, Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator, Water Purifier
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Hardwood Bush, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Annapolis East Elementary School
Middle	Middleton Regional High School
High	Middleton Regional High School

Additional Information

Zoning	R5
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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