

# \$65,000 - 9890 Main Street, Canning

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MLS® #202505805

**\$65,000**

4 Bedroom, 2.00 Bathroom, 1,425 sqft

Residential on 0.54 Acres

V2, Canning, NS

This home has been extensively damaged by fire. EXTREME caution must be used if a person chooses to view the interior at their own risk! Being sold as is!!! Many components of the home are no longer operational. Electricity is not currently connected, but is available in the area. Uncertain if the furnace is in working condition. The buyers are responsible for confirming the structural condition. The C-3 zoning offers many opportunities waiting to be explored. The beautiful view at the back, two small ponds, and a large circular drive add to the charm of this property. Three outside storage areas, include a closed-in carport for wood storage and provide ample space for outdoor essentials. With approximately 1425 square feet of living space, this home features four bedrooms and two baths. Conveniently located within minutes to amenities, schools, and recreational facilities. Municipal water and sewer is available. This could be an excellent opportunity to knock the existing home down and start fresh. This property is located within walking distance to downtown, where you'll find many amenities. A short drive takes you to scenic Kingsport, where you can witness sandy beaches and some of the highest tides in the world! Second PID # 55506729 15,255 sf - Assess # 10314860 - Assess \$300.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202505805               |
| Price          | \$65,000                |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,425                   |
| Acres          | 0.54                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | April 15th, 2025        |

### Community Information

|              |                  |
|--------------|------------------|
| Address      | 9890 Main Street |
| Area         | Annapolis Valley |
| District     | Kings County     |
| Sub-District | V2               |
| City         | Canning          |
| County       | Kings            |
| Province     | NS               |
| Postal Code  | B0P 1H0          |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking   | No Garage, Circular Driveway, Dirt, Paved               |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, See Remarks, High Speed Internet |
| Heating           | Forced Air, Furnace                            |
| # of Stories      | 1                                              |
| Stories           | One and One Half                               |
| Has Basement      | Yes                                            |
| Basement          | Partial                                        |

### Exterior

|                 |                                                |
|-----------------|------------------------------------------------|
| Lot Description | 0.5 to 0.99 Acres, Cleared, Partial Landscaped |
| Roof            | Asphalt                                        |
| Construction    | Vinyl Siding                                   |
| Foundation      | Stone                                          |

## **School Information**

|            |                                  |
|------------|----------------------------------|
| Elementary | Glooscap Elementary School       |
| High       | Northeast Kings Education Centre |

## **Additional Information**

|        |     |
|--------|-----|
| Zoning | C-3 |
|--------|-----|

## **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (New Minas) |
|----------------|-----------------------------------|

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Listing information last updated on October 18th, 2025 at 12:17am ADT