

\$839,900 - 546 Wile Settlement Road, Wile Settlement

MLS® #202506089

\$839,900

4 Bedroom, 2.50 Bathroom, 2,624 sqft

Residential on 98.00 Acres

V1, Wile Settlement, NS

Welcome to 546 Wile Settlement Road, a beautifully maintained executive-style bungalow nestled on 98 acres of rolling hills and forest in Wile Settlement, NS. This incredible property is ready for new owners and offers endless possibilities, whether you dream of raising cattle, horses, chickens, or ducks, or need ample space to store your antique car collection. The property is well-equipped with four partially fenced pens, a pond, a natural spring, and six outbuildings totaling over 4,300 sq. ft. The home itself is a spacious, open-concept bungalow featuring 2,600 sq. ft. of finished living space, designed for comfortable one-level living. A charming wrap-around covered porch welcomes you inside, where a spacious foyer with ceramic flooring leads to a bright and inviting living room. Large windows flood the space with natural light, creating a warm and airy atmosphere. The ceramic floors continue into the open-concept kitchen, which offers a dining area, ample counter and cupboard space, a three-seat peninsula, and four included appliances. Just off the kitchen, a bright sunroom, with patio doors leading to the backyard, offers a perfect spot for relaxation or a home office. The backyard features a concrete pad wired for a hot tub and plenty of space for outdoor entertaining. This home boasts four generously sized bedrooms, including a large primary suite with his-and-her closets and a private ensuite. A well-appointed utility room provides additional indoor storage



and is wired for a generator. Down the hall you'll find a separate side entrance and mudroom that allows for easy access to the various outbuildings. For outdoor enthusiasts, this property is ideally located just 15 minutes to Ski Martock, 20 minutes to Windsor, and one hour to Halifax. This home truly needs to be seen to be appreciated. Be sure to review the documents tab, photos and video to fully explore everything this remarkable property has to offer!

Built in 2006

Essential Information

MLS® #	202506089
Price	\$839,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,624
Acres	98.00
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 26th, 2025

Community Information

Address	546 Wile Settlement Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Wile Settlement
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Other, Gravel, Multiple Driveways, Parking Spaces(s)
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Hot Water, In Floor
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Cementitious Board
Foundation	Slab

School Information

Elementary	Windsor Forks District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	GR
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Listing Details

Listing Office	Royal LePage Atlantic
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