

# **\$375,000 - 308 Granville Street, Bridgetown**

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MLS® #202506278

**\$375,000**

4 Bedroom, 1.50 Bathroom, 2,266 sqft

Residential on 0.10 Acres

V4, Bridgetown, NS

RENOVATED - LOW MAINTENANCE - MOVE IN READY HOME. Welcome to this charming renovated Victorian masterpiece, nestled in the vibrant community of Bridgetown NS. This artistically decorated home features 4 large bedrooms with the possibility of a 5th currently used as a den, on the main floor, perfect for those families needing extra growing space. New thoughtfully updated kitchen with new paint, backsplash and countertop, more pantry space added to increase functionality along with updated light fixtures. Open concept living room, dining room great for family time or entertaining guests. Both bathrooms updated, one on each floor, along with the new laundry located on the upper level. Every corner of living space in this home exudes care and attention with fresh paint throughout and some main upgraded features that include wired for generator, 3 yr old roof complete with durable 50 yr shingles, along with wrapped insulation, vinyl siding and maintenance free composite trim that ensures that your investment will stand the test of time. Rest easy knowing prior to renos a full foundation, electrical, and plumbing inspections were completed. Step outside and check out the cute Art Studio easily converted to a "she shed", wired and heated with a heat pump. Currently approved for home based business.( buyer to confirm for their business) making it easy for those entrepreneurs looking to blend work with home life seamlessly. Easy access to public transit, walking distance to



schools and shopping in town, For the outdoors enthusiast this property is a dream come true minutes from the Bay of Fundy, Scenic trails, the river for kayaking , curling rink, arena, and dog park close by. See Schedule A in Documents for list of renos and upgrades. Don't miss out on the opportunity to own this charming Victorian home with low maintenance and discover what this home has to offer you. Motivated Seller, \$1000 paint incentive on closing.

Built in 1910

**Essential Information**

MLS® #	202506278
Price	\$375,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,266
Acres	0.10
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 22nd, 2025

**Community Information**

Address	308 Granville Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Bridgetown
County	Annapolis
Province	NS
Postal Code	B0S 1C0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Gravel

## Interior

Appliances	Stove, Dryer, Washer, Freezer, Microwave, Refrigerator
Heating	Forced Air, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

## Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Other, Stone

## School Information

Elementary	Bridgetown Regional Community School
Middle	Bridgetown Regional Community School
High	Bridgetown Regional Community School

## Additional Information

Zoning	R1
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## Listing Details

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 15th, 2025 at 10:47am ADT