

\$279,500 - 3225 Highway 201, Centrelea

MLS® #202506610

\$279,500

3 Bedroom, 1.00 Bathroom, 1,232 sqft

Residential on 1.54 Acres

V4, Centrelea, NS

Perched overlooking the Annapolis River, this charming bungalow offers a front-row seat to one of the most breathtaking views in the valley. Watch the seasons paint the landscape from your choice of three brand-new decks (all replaced in 2024), as you sip your morning coffee or unwind in the evening. This well-maintained gem has seen thoughtful updates, including a new roof (2024), recent vinyl siding and windows/doors, spray foamed basement, new boiler + oil tank (2020/2021). The spacious mudroom welcomes you inside, leading to a bright, open-concept kitchen/dining/living area with hardwood floors. Downstairs, the walkout basement is a blank canvas, with potential to be finished to add additional living space. Other recent improvements from the diligent owner include updates to the well pump and pressure tank and hot water heater. With all the big-ticket items taken care of, the only thing left is for you to add your personal touch and bring your vision to life. Just 5 min to Bridgetown and nearby Highway 101 access. Priced aggressively to sell quickly, this rare opportunity will not last long.



Built in 1978

Essential Information

MLS® # 202506610

Price \$279,500

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,232
Acres	1.54
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 30th, 2025

Community Information

Address	3225 Highway 201
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Centrelea
County	Annapolis
Province	NS
Postal Code	B0S 1C0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	River

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

Additional Information

Zoning AG

Listing Details

Listing Office RE/MAX Banner Real Estate

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