

\$339,900 - 9514 & 9512 Highway 10, Nictaux

MLS® #202506643

\$339,900

4 Bedroom, Bathroom,
Residential Income on 0.36 Acres

V3, Nictaux, NS

This purpose-built duplex in Nictaux could be the perfect addition to your growing investment portfolio! Sitting on a low maintenance lot with a circular driveway and a municipal sewer connection. These units are surprisingly spacious with over 1000 sq/ft each and identical floorplans. Huge sunny living room, opening onto the dining room with patio doors to the backyard. Oak eat-in kitchen with included fridge and stove. The primary bedroom is also spacious and features and large walk-in closet. Second bedroom, separate laundry/storage room, and a 4pc bath with 1pc tub/shower complete the main floor. Each unit has their own 200-amp breaker panel, sandpoint well, and updated hot water heaters. Looking for extra space? A full dry concrete basement under each unit could easily be developed to double up your square footage! Unit #9512 has an accessibility ramp, and unit #9514 has newer carpeting and a ductless heat pump. The interiors could use some cosmetic updates over time, but are super clean and move in ready!



Built in 1992

Essential Information

MLS® #	202506643
Price	\$339,900
Bedrooms	4
Acres	0.36

Year Built	1992
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	May 15th, 2025

Community Information

Address	9514 & 9512 Highway 10
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electricity Connected
Parking Spaces	2
Parking	Circular Driveway, Double, Gravel, Shared

Interior

Appliances	Stove, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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