

# \$349,900 - 6820 Highway 1 Highway, Ardoise

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MLS® #202507222

**\$349,900**

3 Bedroom, 1.00 Bathroom, 1,053 sqft

Residential on 0.23 Acres

V1, Ardoise, NS

Welcome to this adorable, well maintained home that's truly cute as a button! Set on a country lot with beautiful rural views, this cozy 1.5 storey home offers a wonderful opportunity for those looking to enter the market or simplify their lifestyle. Inside, you'll find 3 comfortable bedrooms.. two upstairs and one conveniently located on the main floor, along with 1 bathroom. The home is equipped with energy efficient heat pumps on both the main and lower level, keeping you comfortable year round. The dry basement features a walkout, offering excellent storage space or future development potential. Outside, enjoy a metal roof for peace of mind, a paved driveway, and a low maintenance yard which.. ideal for relaxed country living without the hassle. Whether you're sipping coffee on the front step, tending to the garden or sitting at the fire pit, this property feels like home from the moment you arrive. Don't miss this chance to own a solid, move in ready home at a fantastic value!



Built in 1957

## Essential Information

MLS® #	202507222
Price	\$349,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1

Square Footage	1,053
Acres	0.23
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	May 15th, 2025

### Community Information

Address	6820 Highway 1 Highway
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 1L0

### Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Furnace, Ductless
Has Basement	Yes
Basement	Full, Walk-Out Access

### Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Brooklyn District Elementary School
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Middle	West Hants Middle School
High	Avon View High School

### **Additional Information**

Zoning	R4
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### **Listing Details**

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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