

\$389,900 - 224 Nictaux Road, Nictaux

MLS® #202507491

\$389,900

4 Bedroom, 1.50 Bathroom, 2,839 sqft

Residential

V3, Nictaux, NS

Charming, spacious and with great curb appeal - this 4 bedroom, 1.5 bath two storey home sits proudly on a private .7 acre lot just outside of town. Inside, you'll find a classic layout full of character, with recent upgrades including 2 brand new heat pumps installed in 2024, updated electrical panel, freshly painted kitchen cabinets, and brand new Bath Fitter tub in the main bathroom. The basement now features a newly finished rec room, and you'll find some new flooring and fresh paint in many rooms throughout, giving the home a clean and inviting feel. The main level features a bright foyer and living room, 2PC powder room, a sun-filled eat-in kitchen, formal dining room, and a great office space. Upstairs, there is a huge primary bedroom with 2 walk-in closets, 3 more good sized bedrooms, and attractive 4PC Bathroom. The basement rec-room has been recently finished, offering extra square footage for a playroom, workout area, or bonus craft room. There is a separate storage area here as well! Originally designed as an attached garage, this converted space now serves as handy yard equipment storage, with the other half transformed into a laundry area and also has a practical side entry. There is another shed in the backyard perfect for chickens! Additional highlights include a drilled well, municipal sewer, a paved circular driveway, and a forced-air wood furnace for efficient heating. Many walking, biking, ATV trails, playgrounds and parks are nearby for your enjoyment, and



you are walking distance from the town of Middleton (or a 2 minute drive) and less than 15 minutes to DND Greenwood. This property offers location, value, and spaceâ€”all wrapped up in one move- in ready package!

Built in 1974

Essential Information

MLS® #	202507491
Price	\$389,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,839
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 30th, 2025

Community Information

Address	224 Nictaux Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Paved
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	High Speed Internet
Appliances	Electric Oven, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Ductless
Cooling	Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Partial Landscaped
Roof	Fiberglass
Construction	Brick, Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R3
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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