

\$349,000 - 8641 Highway 10, Nictaux South

MLS® #202507511

\$349,000

3 Bedroom, 1.00 Bathroom, 1,390 sqft

Residential on 0.25 Acres

V3, Nictaux South, NS

\$5,000 CLOSING BONUS offered ---- Cutest house alert! Welcome to this beautifully updated bungalow, offering the perfect blend of comfort and functionality. This stunning one-level home features a spacious primary bedroom, a luxurious 4-piece bathroom complete with a soaker tub and standalone shower for a spa-like experience, and two additional bedrooms (one is currently used as a home gym). The heart of the home is the open-concept main living area, perfect for entertaining or relaxing. Trendy finishes throughout add a modern touch, while large windows bring in tons of natural light. One of the standout features of this home is the expansive mudroom/flex room, which is currently being used as a home office but offers endless possibilities to suit your needs. Whether you're looking for additional storage, a playroom, or a creative space, this room adapts to your lifestyle. Additionally, the recently installed pellet stove provides warmth and charm to the space. Step outside and discover the beautiful, low-maintenance, fenced-in backyard with your own private sauna—ideal for outdoor gatherings or simply unwinding in your quiet oasis. The recently built double-car garage provides ample space for parking and additional storage, making this property as practical as it is beautiful. With everything on one level and stylish finishes throughout, this home offers the perfect combination of modern living and ease of maintenance. Don't miss the chance to



make this your forever home!

Built in 1962

Essential Information

MLS® #	202507511
Price	\$349,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,390
Acres	0.25
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 14th, 2025

Community Information

Address	8641 Highway 10
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux South
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Gravel, Multiple Driveways
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Water Purifier

Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

Exterior

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

School Information

Elementary	Annapolis East Elementary School
Middle	Middleton Regional High School
High	Middleton Regional High School

Additional Information

Zoning	Mixed Use
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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Listing information last updated on October 27th, 2025 at 2:17am ADT