

# \$275,000 - 16 Maple Avenue, Wolfville

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MLS® #202507746

## \$275,000

3 Bedroom, 1.00 Bathroom, 1,168 sqft

Residential on 0.18 Acres

V2, Wolfville, NS

Step into this cute 3-bedroom bungalow, perfectly situated in the heart of Wolfville. Whether you're looking for a cozy starter home, a comfortable downsizing option, or a fantastic income property, this little gem has it all. Enjoy the convenience of single-level living with an accessible entryway. Whip up your favorite meals in this nice-sized kitchen, boasting plenty of cupboards and counter space, with all appliances included. Gather around the wood stove in the dining room, featuring a stone wall that adds warmth and character. Relax and unwind in the large living room, perfect for family gatherings and entertaining. Step outside to a garden bursting with raspberries, gooseberries, blueberries, grapes, and a Cortland apple tree. Enjoy raised bed gardens and a large greenhouse for your green thumb. Solar panels on the back roof help you save on energy costs. While this charming bungalow is ready to welcome you with a metal roof and paved parking, it does need a bit of TLC to truly shine. Perfect for those looking to add their personal touch and make it their own. Located within walking distance to parks, shopping, entertainment, restaurants, and pubs, you'll love being close to everything Wolfville has to offer.



## Essential Information

MLS® #

202507746

Price	\$275,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,168
Acres	0.18
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 18th, 2025

### Community Information

Address	16 Maple Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 2L7

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Paved, Single

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator, Other
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	Crawl Space, None

### Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt, Metal
Construction	Vinyl Siding

Foundation                      Block

**School Information**

Elementary                      Wolfville School  
Middle                              Wolfville School  
High                                 Horton High School

**Additional Information**

Zoning                            R-3

**Listing Details**

Listing Office                    MacKay Real Estate Ltd.

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