

\$525,000 - 2272 North Avenue, Canning

MLS® #202507936

\$525,000

3 Bedroom, 2.50 Bathroom, 2,278 sqft

Residential on 0.36 Acres

V2, Canning, NS

Custom built classic two-story home nicely located in Canning, close to shops and services. This 24 year old home has been well maintained and upgraded included recent heat pump and efficient solar system added. It features 3 bedrooms, 2.5 baths, spacious rooms, lots of windows, excellent systems, plus two finished rooms in the lower level. You'll love the expansive rear deck overlooking the amazing raised beds garden. The kitchen is a cook's dream complete with a new propane stove. And there's a separate dining room. The property has municipal water and sewer. The Village of Canning is ideally located within 15 minutes to the University Town of Wolfville, Kentville and New Minas, and 1 hour to Halifax. Situated on the valley floor in the heart of Nova Scotia agriculture, you'll discover many farm markets, craft beer breweries, vineyards, wineries, berry farms, orchards, distillers and more. You'll love Canning! There's an elementary school, high school, children's daycare centre, hockey rink, all sports fields, even tennis courts. There's a great Rec department, too. Of course, biking, hiking, kayaking, paddleboard, canoeing and golf are all close by. Kingsport Beach is only 4 minutes away. Just 12 minutes from Canning, on the North Mountain is the renown Ross Creek Centre for the Arts and the Annex Art Centre is right in the Village with live shows, events and community dinners. All the important services are right here including grocery store (open 7 days) with



NS Liquor Outlet, meat store, two bistros, amazing coffee shop, 2 cafes, community centre, furniture store, B&B, art gallery, women's "made in Nova Scotia" clothing store, library, post office, wellness centre, doctor, pharmacy, gas station, convenience store, gift shop and artisans. The Regional hospital is 20 minutes away. Come live in the sunshine.

Built in 2001

Essential Information

MLS® #	202507936
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,278
Acres	0.36
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 29th, 2025

Community Information

Address	2272 North Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canning
County	Kings
Province	NS
Postal Code	B0P 1H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1

Parking	No Garage, Gravel, Single
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Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

School Information

Elementary	Glooscap Elementary School
Middle	Northeast Kings Education Centre
High	Northeast Kings Education Centre

Additional Information

Zoning	R2
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Listing Details

Listing Office	MBA Country Real Estate Brokers
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