

\$309,900 - 96 Spruce Street, Mahone Bay

MLS® #202508038

\$309,900

4 Bedroom, 1.00 Bathroom, 933 sqft

Residential on 0.22 Acres

B2, Mahone Bay, NS

Welcome to this warm and inviting 4-bedroom, 1-bathroom home nestled in the picturesque seaside town of Mahone Bay. Perfectly situated on a quiet street just minutes from shops, caf  s, and the waterfront, this property offers the ideal blend of small-town charm and everyday convenience. Upstairs, you         find windows on all sides of the house, allowing plenty of natural light to pour in throughout the day. Whether you        re waking up to the morning sun or enjoying a soft sunset, these bright and airy rooms create a warm and peaceful atmosphere. Set on a spacious, level lot, the yard is perfect for gardening, entertaining, or simply sitting around a bonfire, enjoying the surroundings. A detached, wired, single-car garage provides extra storage or workshop/studio potential. The town of Mahone Bay offers everything you need, from groceries, a marina, and parks to walking trails, and even a recreational centre with multiple sports and activities, all within walking distance! Often ranked as one of the top 10 towns in all of Canada, people come from all around to enjoy its charm. Whether you're a first-time buyer, looking to downsize, or dreaming of life in one of Nova Scotia      s most beloved communities, this home is a must-see. Don        t miss this opportunity! Homes for sale in Mahone Bay don        t last long!

Built in 1955



Essential Information

MLS® #	202508038
Price	\$309,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	933
Acres	0.22
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 18th, 2025

Community Information

Address	96 Spruce Street
Area	South Shore
District	405-Lunenburg County
Sub-District	B2
City	Mahone Bay
County	Lunenburg
Province	NS
Postal Code	B0J 2E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Wired, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Zoning	Res
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Listing Details

Listing Office	EXIT Realty Inter Lake
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Listing information last updated on November 4th, 2025 at 2:03pm AST