

# \$217,000 - 4305 Second Division Road, Concession

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MLS® #202508208

**\$217,000**

5 Bedroom, 1.00 Bathroom, 1,627 sqft  
Residential on 7.50 Acres

V4, Concession, NS

Welcome to this spacious 6-bedroom, 1-bathroom farmhouse set on a picturesque 7.5-acre property, offering the charm of country living with ample room to grow. As you step inside, the main floor opens to a large eat-in kitchen that serves as the heart of the home, perfect for gatherings and everyday living. Off the eat in kitchen, youâ€™ll find the full bathroom, as well as a separate laundry room with additional storage. As you continue through the home, a generous living room provides a comfortable place to relax, and the first of six bedrooms is located just beyond. Upstairs, youâ€™ll find five additional bedrooms, each offering flexibility for family, guests, or work-from-home needs. This classic farmhouse is filled with character and potential, with generous room sizes and a traditional layout that offers both functionality and comfort. While the home does require some work, it presents an excellent opportunity to restore and personalize a timeless rural property. The attached garage and large barn add tremendous value for those needing extra storage, workshop space, or room for animals and hobbies. A drilled well supplies the property with reliable water, and the expansive acreage is ideal for gardening, outdoor adventures, or small-scale farming. With its blend of history, space, and versatility, this move-in ready farmhouse invites you to make it your own, offering the perfect setting for a growing family to thrive.



## Essential Information

MLS® #	202508208
Price	\$217,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,627
Acres	7.50
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 17th, 2025

## Community Information

Address	4305 Second Division Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Concession
County	Digby
Province	NS
Postal Code	B0W 1M0

## Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Dirt, Gravel
# of Garages	2

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

**Exterior**

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Stone

**Additional Information**

Zoning	res
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**Listing Details**

Listing Office	EXP Realty of Canada Inc.
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Listing information last updated on October 14th, 2025 at 3:02pm ADT