

# \$134,000 - Lot Cavelle Avenue, Canning

MLS® #202509099

**\$134,000**

Bedroom, Bathroom,  
Land on 2.75 Acres

V2, Canning, NS

Opportunity awaits in Canning! Developers and Investors take note! This approximately 2.77-acre property in Canning's R2 Zone presents a unique development opportunity. The Land Use By-law allows for grouped dwellings (multiple single or two-unit homes with private services), with a minimum land area of 2,000 sq ft per unit and 40 ft of public road frontage. Furthermore, the existing frontage on Cavelle Ave could be utilized for a grouped dwelling development or subdivided into separate building lots, each requiring 4,000 sq ft and 40 ft of frontage. Buyers should consult the Municipality of the County of Kings' Land Use By-law for complete details on permitted uses and development standards. Important: The buyer will be responsible for the cost of a property survey.



## Essential Information

|           |                    |
|-----------|--------------------|
| MLS® #    | 202509099          |
| Price     | \$134,000          |
| Acres     | 2.75               |
| Type      | Land               |
| Sub-Type  | Unimproved Land    |
| Status    | Closed             |
| Date Sold | October 31st, 2025 |

## Community Information

|         |                    |
|---------|--------------------|
| Address | Lot Cavelle Avenue |
|---------|--------------------|

|              |                  |
|--------------|------------------|
| Area         | Annapolis Valley |
| District     | Kings County     |
| Sub-District | V2               |
| City         | Canning          |
| County       | Kings            |
| Province     | NS               |
| Postal Code  | B0P 1H0          |

### **Amenities**

|           |      |
|-----------|------|
| Utilities | None |
| Parking   | None |

### **Exterior**

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Wooded, 1 to 2.99 Acres |
|-----------------|-------------------------|

### **School Information**

|            |                                  |
|------------|----------------------------------|
| Elementary | Glooscap Elementary School       |
| High       | Northeast Kings Education Centre |

### **Additional Information**

|                |     |
|----------------|-----|
| Days on Market | 177 |
| Zoning         | N/A |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (New Minas) |
|----------------|-----------------------------------|

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Listing information last updated on November 1st, 2025 at 6:47pm ADT