

\$569,950 - 8963/8965 Highway 201 Highway, Nictaux

MLS® #202509174

\$569,950

5 Bedroom, 3.00 Bathroom, 3,040 sqft
Residential on 1.95 Acres

V3, Nictaux, NS

Stop scrolling and start reading! This unique home has a lot to offer to its new owners. The possibilities are endless in this one. This dwelling offers 2, 2 bedroom units with a shared common area accompanied by a large loft and 3 piece bath. OR maybe your looking for 3 bedroom family home and could switch some things up and make a 3 bedroom, 1 bath unit with ensuite and private balcony along with an in-law suite or a 2 bedroom unit for potential rental income. Sitting on just shy of 2 acres, there is lots of room for your family to grow and play, and I can't forget to mention the gardens and landscaping at this home; they are stunning and beyond any gardeners dreams! Located Only a few minutes to the the Town of Middleton and less than a 15 minutes to Greenwood or Kingston. So many possibilities along with R5 zoning, which adds even more options to suit your family or lifestyle needs. Don't delay on this one!



Built in 2003

Essential Information

MLS® #	202509174
Price	\$569,950
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,040
Acres	1.95

Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 14th, 2025

Community Information

Address	8963/8965 Highway 201 Highway
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Parking Spaces(s), Paved
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Stove, Dryer, Washer, Range Hood, Refrigerator
Heating	In Floor
Cooling	Window Unit(s)
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Partial Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

Additional Information

Zoning	R5
--------	----

Listing Details

Listing Office

Royal LePage Atlantic (Greenwood)

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 27th, 2025 at 4:47am ADT