

\$132,000 - 40 Shelby Crescent, New Minas

MLS® #202509524

\$132,000

3 Bedroom, 1.00 Bathroom, 672 sqft
Residential

V2, New Minas, NS

Welcome to New Minas, the town that has everything you need. This mini home boasts 4 parking spots and is situated on a corner lot with large frontage. With 3 bedrooms, all appliances included and a roomy shed with ample storage, this home is awaiting its new owner to put their own touches on. Grow your own vegetables in the garden trellis, tend to the flowers in the garden and enjoy the close proximity to all amenities! With a land lease fee of \$298.00 which includes your water and sewage, this is an amazing opportunity to enter the real estate market or invest in a rental.



Built in 1975

Essential Information

MLS® #	202509524
Price	\$132,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	672
Year Built	1975
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	September 30th, 2025

Community Information

Address	40 Shelby Crescent
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	New Minas
County	Annapolis
Province	NS
Postal Code	B4N 3Y5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Dirt, Parking Spaces(s)

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Basement	None

Exterior

Lot Description	Cleared, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	New Minas Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	RM
--------	----

Listing Details

Listing Office	RE/MAX Nova
----------------	-------------

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 11:02am ADT