

\$399,000 - 3222 Highway 246, Tatamagouche

MLS® #202509917

\$399,000

3 Bedroom, 3.00 Bathroom, 2,364 sqft

Residential on 0.99 Acres

N/A, Tatamagouche, NS

Welcome to your dream family home in the picturesque community of Tatamagouche, Nova Scotia! This charming bungalow is the perfect blend of comfort, style, and functionality, situated on nearly a full acre of land. Bedrooms: 3 spacious bedrooms, including a master suite with an en suite bathroom and a generous walk-in closet. Bathrooms: 2 full baths on the main level, designed for convenience and ease. Living Space: An open-concept kitchen and living room, perfect for entertaining family and friends, creating a warm and inviting atmosphere. Downstairs: Meticulously renovated to feature: - A spacious rec room, ideal for family gatherings or playtime. - A cozy family media room complete with a bar, perfect for movie nights and relaxation. - Two additional versatile rooms that can serve as a home gym, workshop, or craft room. - A well-appointed utility room that includes laundry facilities. - A addition full bath with spacious walk-in shower. Outdoor Amenities: Step outside to a beautifully maintained yard that's perfect for outdoor living and entertainment. Features include: - A fire pit for cozy evenings with family and friends. - A delightful treehouse, sure to be a hit with the kids. - A shed previously used as a music room, offering endless possibilities. - A single-car garage for your convenience. Location: This home is conveniently located just minutes from downtown Tatamagouche, where you can enjoy local shops, restaurants,



and community events. For outdoor enthusiasts, you are only 20 minutes from the ski hill and mere moments from stunning sandy beaches, making this the ideal spot for both winter and summer adventures. Don't miss this opportunity to own a piece of paradise in Tatamagouche!

Built in 2015

Essential Information

MLS® #	202509917
Price	\$399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,364
Acres	0.99
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 1st, 2025

Community Information

Address	3222 Highway 246
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Tatamagouche
County	Colchester
Province	NS
Postal Code	B0K 1V0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Single, Wired, Dirt, Double, Gravel

# of Garages	1
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Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Tatamagouche Regional Academy
Middle	South Colchester Academy
High	South Colchester Academy

Additional Information

Zoning	RG
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Listing Details

Listing Office	Keller Williams Select Realty (Truro)
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Listing information last updated on November 2nd, 2025 at 3:47am AST