

\$787,000 - 31 Aberdeen Beach Road, Mount Denson

MLS® #202510729

\$787,000

3 Bedroom, 2.50 Bathroom, 2,350 sqft

Residential on 0.92 Acres

V1, Mount Denson, NS

Welcome to this exceptional custom-built Executive 2-Storey home, just 15 years young and packed with impressive features. From the moment you arrive, the wrap-around deck and grand entrance set the tone for the luxury that awaits. Inside, high ceilings, the multi-room audio system, gleaming hardwood floors and large windows flood the home with natural light, creating an inviting and elegant atmosphere. The main level enters into a stylish foyer with access to the double-car, heated garage. This floor showcases an inviting open-concept layout, featuring a spacious living area with custom-built cabinetry & propane fireplace. The large dining area is ideal for hosting gatherings with family & friends and leads to the charming covered rear porch that offers a built-in Napoleon BBQ with custom exhaust, granite countertops, ceiling fan to distribute the heat & convenient hardwired propane hookup for barbeque and other propane-fueled deck appliances. The chef's dream kitchen features granite countertops, an oversize central island and high-end stainless-steel appliances. A powder room and main floor laundry with a convenient laundry chute from the upper level complete the main floor. Upstairs you will find 2 bedrooms, a full bath, sound insulated media room and a luxurious primary suite that features an electric fireplace, a private deck offering serene views, a generous walk-through closet with custom cabinetry and a 5-piece ensuite bath with an



oversized shower and water jet soaker tub. Sitting on almost an acre of landscaped grounds, this home offers a tranquil retreat. Located less than 15 minutes from schools, shopping, and only 5 minutes from Highway 101, itâ€™s perfect for commuters. This home has it allâ€”luxury, comfort, and practicality!

Built in 2010

Essential Information

MLS® #	202510729
Price	\$787,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,350
Acres	0.92
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 16th, 2025

Community Information

Address	31 Aberdeen Beach Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Mount Denson
County	Hants
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Attached, Double, Heated Garage, Gravel
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Propane, Electric
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

School Information

Elementary	Falmouth District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R4
--------	----

Listing Details

Listing Office	Viewpoint Realty Services Inc.
----------------	--------------------------------

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 28th, 2025 at 10:02am ADT