

\$275,000 - 495 Montreal Road, West River Station

MLS® #202510922

\$275,000

3 Bedroom, 1.50 Bathroom, 1,470 sqft

Residential on 15.81 Acres

#45, West River Station, NS

Imagine sipping your coffee from the front deck enjoying the beautiful view or on the back deck overlooking blueberry fields, the choice is yours with this 3 bedroom home. Perched on just over 15 acres in a quiet country setting, this home has so much to offer with an eat in kitchen, bedroom or home office on the main floor, main floor laundry/half bath, and a walkout basement. Upstairs you will find two spacious bedrooms, both with two closets for ample storage. With vinyl windows, new hot water tank, newer roof, shed and heat pump for year round comfort, this home is ready for the next owner. Included with the home are 2 additional pieces of land with blueberry fields full of future potential. Whether you're seeking an income-producing venture or a peaceful rural setting, this property delivers!



Built in 1999

Essential Information

MLS® #	202510922
Price	\$275,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,470
Acres	15.81
Year Built	1999

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 19th, 2025

Community Information

Address	495 Montreal Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	West River Station
County	Pictou
Province	NS
Postal Code	B0K 1Z0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Gravel

Interior

Heating	Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RES/FARM
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Listing Details

Listing Office	Turning Point Real Estate Limited
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