

\$499,900 - 813 Upper Branch Road, Auburndale

MLS® #202510988

\$499,900

4 Bedroom, 1.50 Bathroom, 2,267 sqft

Residential on 1.58 Acres

C3, Auburndale, NS

Charming 4-Bedroom Country Home with Expansive Heated Garage - Just Minutes from Bridgewater. Nestled on 1.58 acres of beautifully landscaped property, this spacious 2-storey, 4-bedroom home offers the perfect blend of peaceful country living and convenient proximity only minutes from all amenities in Bridgewater. Ideal for families or home-based business owners, this well-maintained property features numerous upgrades and generous living spaces. Step inside to find a freshly painted interior with a bright and functional layout. The main floor boasts an inviting living room with a cozy fireplace, a formal dining room complete with a built-in hutch, and an eat-in kitchen featuring ample cabinetry, a pull-out pantry, and lazy Susans for optimal storage. A convenient half-bath completes the main level. Upstairs, discover four large bedrooms with generous closet space and a full bath. Three linen closets and fold-down attic stairs add to the abundant storage options. The fully insulated basement offers even more living space, including a rec room, a den/office, a laundry room, cold storage, and a walk-out entrance - ideal for extended family or separate workspace needs. Outside, enjoy a large deck, well-maintained gardens, and a peaceful brook running along the back of the property. The standout feature is the impressive heated, 4-bay garage perfect for a home-based business or serious hobbyist. Additional features include vinyl double-hung windows,



central vacuum, high-efficiency propane hot water baseboard heating, all major appliances included. Move-in ready and loaded with value, this property is a rare find offering space, privacy, and practicality - just minutes from town.

Built in 1973

Essential Information

MLS® #	202510988
Price	\$499,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,267
Acres	1.58
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 9th, 2025

Community Information

Address	813 Upper Branch Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Auburndale
County	Lunenburg
Province	NS
Postal Code	B4V 3M5

Amenities

Utilities	Propane, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Triple, Heated Garage, Wired, Gravel, Multiple Driveways
# of Garages	3

View	River
Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Central Vacuum, Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Furnace, Hot Water
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level
Roof	Asphalt, Steel
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Newcombville Elementary School
Middle	Hebbville Academy
High	Park View Education Centre

Additional Information

Zoning	Residential
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Listing Details

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
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Listing information last updated on November 4th, 2025 at 3:02pm AST