

\$399,900 - 37 Birch Drive, Meadowvale

MLS® #202511099

\$399,900

3 Bedroom, 2.00 Bathroom, 1,624 sqft

Residential on 0.90 Acres

V3, Meadowvale, NS

Enter this beautifully maintained rancher with tons of updates and a great floorplan! Step onto the covered front porch and then into the large entry way to this 3 bedroom, 2 bath home. This home features a spacious kitchen complete with white cabinetry, stainless steel appliances, bright windows, and an eat-at peninsula that opens to the vaulted dining and living area. The kitchen has brand new white countertops and tiled backsplash. Wood beam accents and a stunning brick gas fireplace create a warm and inviting focal point in the living room. A bright and airy den with vaulted ceilings, skylights, and access to the back deck is a great additional living space. This overlooks the spacious back yard and second driveway. The primary bedroom offers vaulted ceilings and two double closets. Find two additional bedrooms, one with vaulted ceilings and one that would be perfect for an office or nursery. The main bathroom has been tastefully updated with modern finishes, a tub/shower combo, and a skylight. A second full bathroom with shower adds convenience. The exterior features a double car garage, additional shed, RV parking, a recently added RV plug, and a large private backyard. Located in a fantastic neighbourhood just minutes from all the amenities of Kingston and Greenwood, this home offers the perfect blend of privacy, convenience, and charm.

Built in 1990



Essential Information

MLS® #	202511099
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,624
Acres	0.90
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 21st, 2025

Community Information

Address	37 Birch Drive
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Meadowvale
County	Annapolis
Province	NS
Postal Code	B0P 1R0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Wired, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Propane Cooktop, Electric Oven, Oven - Propane, Dishwasher, Dryer - Electric, Washer, Freezer - Chest, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Propane
# of Stories	1

Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Block

School Information

Elementary	Annapolis East Elementary School
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Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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