

\$225,000 - 9490 Highway 1, Lower Saulnierville

MLS® #202511574

\$225,000

4 Bedroom, 2.00 Bathroom, 2,356 sqft
Residential on 2.73 Acres

V4, Lower Saulnierville, NS

Located in the scenic community of Lower Saulnierville, this spacious 4-bedroom, 2-bathroom bungalow offers an exceptional combination of comfort, convenience, and coastal charm. Set on a generous lot just moments from the ocean, local beaches, and everyday amenities, the home is perfectly suited for both family living and entertaining. The main level features a functional layout with a kitchen, two bedrooms, a full bathroom, a dedicated laundry room, a cozy den, and an oversized living room ideal for gathering. Downstairs, the finished basement adds even more versatility, offering two additional bedrooms, another full bathroom, and a large rec room complete with a built-in bar—making it a true host’s dream. Outside, a detached two-car garage includes an attached overhang for extra covered space, while a second outbuilding currently serves as a shed or potential chicken coop. Whether you’re looking for a year-round residence or a retreat near the coast, this well-situated property delivers space, practicality, and lifestyle in one appealing package.



Essential Information

MLS® #	202511574
Price	\$225,000
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	2,356
Acres	2.73
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 21st, 2025

Community Information

Address	9490 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Lower Saulnierville
County	Digby
Province	NS
Postal Code	B0W 2Z0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Furnace, Hot Water
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Days on Market 129

Zoning res

Listing Details

Listing Office EXP Realty of Canada Inc.

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