

\$245,900 - 312 Fraser Road, Granville Centre

MLS® #202511676

\$245,900

2 Bedroom, 1.00 Bathroom, 1,024 sqft

Residential on 1.03 Acres

V4, Granville Centre, NS

Welcome to 312 Fraser Road—a charming and peaceful retreat offering one-level living nestled on a full acre of land. Surrounded by nature and complete privacy, this delightful home has been lovingly cared for and is the perfect place to unwind and enjoy the simple pleasures of life. Whether you're looking for a year-round residence or a cozy cottage getaway, this property checks all the boxes with its warm and welcoming atmosphere. Step inside and feel the comfort of this well-maintained home, where every corner exudes pride of ownership. The cozy wood stove adds a touch of rustic charm while providing supplemental heat during the colder months, making the space feel especially inviting. Enjoy the freedom of one-level living, offering ease and convenience for all stages of life. Outside, a generous 28 x 25 outbuilding provides excellent storage, workshop potential, or space for your hobbies and toys. The acre lot featuring two apple trees, a chestnut tree and an English walnut tree, is a nature lover's dream—ideal for gardening, relaxing, or simply soaking in the tranquil surroundings. While you'll feel miles away from the hustle and bustle, you're just minutes from everything you need. Located only 12 minutes from historic Annapolis Royal and 15 minutes from Bridgetown, you'll have quick access to shops, restaurants, schools, and Highway 1 for easy commuting. Whether you're envisioning this property as your full-time residence, a peaceful retirement



escape, or a cottage-style retreat with everyday convenience, 312 Fraser Road is move-in ready and waiting for your personal touch. Donâ€™t miss the chance to experience the joy, peace, and possibilities this lovely home has to offer. Book your private showing today and come see why this gem should be your next moveâ€”you won't want to miss it!

Built in 1988

Essential Information

MLS® #	202511676
Price	\$245,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,024
Acres	1.03
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 6th, 2025

Community Information

Address	312 Fraser Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Centre
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Electricity Connected, Other
Parking	No Garage, Circular Driveway, Dirt, Gravel, Multiple Driveways

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Softwood Bush, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

Additional Information

Zoning	GD
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Listing Details

Listing Office	RE/MAX Nova
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