

\$649,900 - 1213 Highway 331, Conquerall Bank

MLS® #202511824

\$649,900

3 Bedroom, 2.00 Bathroom, 1,870 sqft

Residential on 1.51 Acres

C2, Conquerall Bank, NS

This lovely 3 bedroom, 2 bathroom home with 1870 sq ft of living space rests on the shores of the beautiful LaHave River just five minutes from Bridgewater! You will love the 1.51 acre lot with rambling driveway through the trees (offering privacy from the road) to the waterfront home. Nicely tucked in a quiet clearing and offering 55 ft of direct river frontage, a dock (in need of some repair) and small beach area, the home is the perfect location for the boating enthusiast! Only 22 years young the home boasts an open concept kitchen/dining room area with patio doors to the expansive covered front deck and awesome views of the river beyond. The kitchen features a centre island with Corian counter tops, lots of cabinetry, stainless steel appliances and ample counter space....perfect for the chef in the family! The main floor is complete with a separate living room area with French doors, and a lovely main floor master bedroom suite including walk in closet, 4 piece ensuite bathroom and patio door access to the front deck- a beautiful spot to enjoy your morning coffee and watch the boats sail by! On the upper level you will find two additional spacious bedrooms, a sitting area with skylights providing lots of natural light and a full bathroom....everything you need to enjoy this wonderful home! The home also features beautiful hardwood flooring throughout! There are actually 2 large covered decks (one on each side of the home), a large attached shed great for storage, and an RV pad is in



place...perfect for visiting friends and family!
The basement is unfinished but has above grade windows and a walk out door to the back yard offering loads of potential for additional finished space. This is a great opportunity to own a waterfront home on the sought after LaHave River!

Built in 2003

Essential Information

MLS® #	202511824
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,870
Acres	1.51
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 30th, 2025

Community Information

Address	1213 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Conquerall Bank
County	Lunenburg
Province	NS
Postal Code	B0R 1G0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Parking Spaces(s), Paved, Single
View	River

Is Waterfront	Yes
Waterfront	River Front, Access: Boat, River Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace, Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Pentz 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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