

# \$375,000 - 35 Montague Row, Digby

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MLS® #202511967

**\$375,000**

3 Bedroom, 1.00 Bathroom, 1,352 sqft

Residential on 0.30 Acres

V4, Digby, NS

Nestled on a quiet and coveted side street in the storybook seaside town of Digby, this completely transformed bungalow is nothing short of a showstopper. Renovated from top to bottom over the past two years, it blends modern comfort with cottage charm in a way that feels almost too good to be true. The A++ landscaped lot is a private little Eden, bursting with low-maintenance perennials, grape vines, wisteria, and even blueberry bushes. There are raised garden beds for your green thumb adventures and two garden sheds for all your tools and treasures. Entertaining is a breeze here, literally, with the gentle salt air from the nearby Annapolis Basin floating through multiple patios and cozy covered nooks perfect for sipping something cold. Inside, the open concept layout dazzles with a brand new kitchen and bathroom, new flooring, plumbing, lighting, and just about everything else you could dream of. The finished basement adds bonus space galore with a den, bedroom, and a large workshop/storage space. With four heat pumps for year-round comfort, a paved double drive, hedged front yard, mature shade trees, and a setting surrounded by other immaculate estate-like homes, this property is a true gem. Just a short stroll from downtown Digby (walking distance to local restaurants, stores, post office, marina, and rail trail across the street for walking or biking along the waterfront), but tucked away enough to feel like your own private retreat. Offered at a price that makes it even sweeter; don't sleep on this



one!

Built in 1972

**Essential Information**

MLS® #	202511967
Price	\$375,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,352
Acres	0.30
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 24th, 2025

**Community Information**

Address	35 Montague Row
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Digby
County	Digby
Province	NS
Postal Code	B0V 1A0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved

**Interior**

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Ductless, Hot Water

Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **Additional Information**

Zoning	RLD
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### **Listing Details**

Listing Office	RE/MAX Banner Real Estate
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