

# \$479,000 - 111 Marsh Hawk Drive, Wolfville

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MLS® #202512061

**\$479,000**

3 Bedroom, 2.00 Bathroom, 2,064 sqft

Residential on 0.07 Acres

V2, Wolfville, NS

A rare find in Wolfville! This semi-detached home is an easy walk to the Wolfville dykes, the Harvest Moon Trail, Acadia University, downtown amenities and Landmark East School. With 3 bedrooms and 2 bathrooms on 2 levels, the home is vacant and available for immediate possession. The main floor features an open concept living room, dining room and kitchen. The kitchen has stainless steel appliances, including a dishwasher, and the living room and dining room have beautiful hard wood floors. The single car attached garage is wired and heated and conveniently located off the living room. The balance of the main floor has a 4-piece bathroom with a stackable washer and dryer and 2 bedrooms, including the primary and a second bedroom with a walkout to an 8' x 12' deck. The lower level has a huge rec room, a 3-piece washroom and a bedroom. This home has been freshly painted throughout, professionally cleaned and is move-in ready. Whether you are looking for a turnkey single family home or wanting to add to an investment portfolio, this home offers a variety of opportunities for real estate hunters in the Wolfville area. Come and take a look for yourself to see everything this home has to offer!



## Essential Information

MLS® # 202512061

Price \$479,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,064
Acres	0.07
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 24th, 2025

### Community Information

Address	111 Marsh Hawk Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 1B5

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Single, Heated Garage, Wired, Concrete
# of Garages	1

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Washer/Dryer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
Has Basement	Yes
Basement	Full, Finished

### Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding

Foundation                Concrete Perimeter

**School Information**

Elementary                Wolfville School  
Middle                      Wolfville School  
High                        Horton High School

**Additional Information**

Zoning                    R2

**Listing Details**

Listing Office             Royal LePage Atlantic (New Minas)

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