

\$249,000 - 328 Patrice Road, Church Point

MLS® #202513029

\$249,000

4 Bedroom, 1.50 Bathroom, 1,774 sqft

Residential on 6.05 Acres

V4, Church Point, NS

Positioned on a sprawling 6-acre lot, this charming two-storey, 4-bedroom, 2-bathroom home is the perfect place to embrace rural living and make your hobby farm dreams a reality. The property features a picturesque pond, multiple sheds, a greenhouse for year-round gardening, and a spacious garage ideal for storage or your next big project. Inside, the main floor offers a large kitchen and dining area that is perfect for gathering, a full bathroom for convenience, a welcoming living room with an adjoining office space, and a lovely sunroom that invites you to relax and soak in the serene surroundings. Upstairs, you'll find four comfortable bedrooms, a handy half bath, and the crown jewel of the home: a beautifully crafted family room with a cozy fireplace and natural wood interior that exudes warmth and character. This unique space is perfect for cozy evenings with family and friends or simply a place to relax with some peace and quiet. If you've been searching for a blend of comfort, rustic charm, and room to grow, this property truly delivers. Book your showing today!



Essential Information

MLS® #	202513029
Price	\$249,000
Bedrooms	4
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,774
Acres	6.05
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 30th, 2025

Community Information

Address	328 Patrice Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Church Point
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Dirt, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Hot Water
Fireplace	Yes
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Wood Siding

Foundation Concrete Perimeter

Additional Information

Zoning RES

Listing Details

Listing Office RE/MAX Banner Real Estate(Meteghan River)

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Listing information last updated on October 15th, 2025 at 5:32am ADT