

\$275,000 - 8167 Highway 1, Meteghan

MLS® #202513048

\$275,000

5 Bedroom, 1.00 Bathroom, 1,762 sqft

Residential on 3.28 Acres

V4, Meteghan, NS

Dreaming of a spacious seaside home with direct access to the ocean? Your search ends here. Welcome to 8167 Highway 1 in beautiful Meteghan, a charming five-bedroom residence perfectly positioned for both comfort and convenience. Ideally located within walking distance of essential amenities, including the post office, grocery stores, a coffee shop, hardware store, etc. As you arrive at the property, you're immediately welcomed by the refreshing scent of ocean air. Step inside through the mudroom, which conveniently connects between the workshop and the kitchen/dining area. From the kitchen, you'll find a full bathroom and a spacious living room. The living room also features a brand-new heat pump, ensuring year-round climate control. Also on the main floor is the primary bedroom, offering direct access to the den. Upstairs, you'll discover four additional bedrooms and a hatch that leads to the attic space above the kitchen, offering storage space. Outside, the property continues to impress. In the backyard, you'll find a 12'5" x 18'3" shed that has been previously used as a secondary workshop. Additionally, a substantial 39'6" x 26'2" barn offers two storeys and a partial basement, providing endless possibilities for storage, creative projects, or even future conversion. A new oil tank is being installed to support the forced-air oil furnace. The home also features alternative heating options, including a forced-air wood furnace and a wood stove in the kitchen. The



roof has been partially updated, with the front asphalt shingles replaced approximately six years ago and the rear section completed within the past year. The property's septic is connected to the municipal system. With approximately 240 feet of oceanfront shoreline, this is coastal living at its finest. Whether you're searching for a spacious family home, a relaxing summer getaway, or a potential income property, this versatile residence offers it all. Don't wait, book your showing today!

Essential Information

MLS® #	202513048
Price	\$275,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,762
Acres	3.28
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 28th, 2025

Community Information

Address	8167 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Meteghan
County	Digby
Province	NS
Postal Code	B0W 2J0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Gravel

View	Bay, Ocean
Is Waterfront	Yes
Waterfront	Waterfront, Ocean Front, Access: Bay, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	None
Heating	Forced Air, Furnace, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Partial Landscaped, Sloping/Terraced
Roof	Asphalt, Metal
Construction	Wood Siding
Foundation	Stone

School Information

Elementary	Weymouth Consolidated School
High	St. Mary'S Bay Academy

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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