

# \$749,000 - 544 Victoria Road, Aylesford

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MLS® #202513429

**\$749,000**

4 Bedroom, 2.00 Bathroom, 2,900 sqft

Residential on 8.50 Acres

V3, Aylesford, NS

This exceptional property, set on just under 10 peaceful acres, offers a rare combination of historic charm and modern upgrades. The 1905-built main home features four bedrooms, two baths, and a stunning wraparound veranda perfect for watching sunsets behind the North Mountain. A \$5,000 painting and decorating allowance is included, giving you the opportunity to make this home truly your own. Significant upgrades, most recently in 2024, include a 400-amp electrical panel upgraded from the road transformer to the house and rewired to code. Both the home and barn have been lifted, with proper concrete footings and sills installed. During this renovation, the basement of the main home was insulated with spray foam insulation. The home is equipped with a wood-electric furnace installed in recent years. Equestrian enthusiasts will love the refurbished barn with stalls, a lean-to for weather protection, and ample space for horses and cows. The property also includes a paddock, a riding ring, and pastures, all supported by a solar-powered fencer and water access at the pasture. Water also runs to buildings, which feature durable metal siding and roofs, ensuring longevity and low maintenance. The guest house is nearly complete, needing only the wood paneling and flooring, which are already on-site, dried, and ready for installation. With its own septic system and included appliances, it's perfect for rental income, multi-generational living, or an Airbnb.



retreat (buyers to confirm zoning).The 30x36 shop, built just four years ago, features an in-floor engineered slab, a wood stove, and a hoist, making it ideal for an at-home business, workshop, or creative studio (zoning to be confirmed by buyers).This property offers endless possibilities: it could be an equestrian center, farm-to-table business, event venue, Airbnb, or a peaceful homestead. With a spring-fed well providing abundant water and so much potential, this property is a rare find. Donâ€™t miss your chance!

Built in 1905

**Essential Information**

MLS® #	202513429
Price	\$749,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,900
Acres	8.50
Year Built	1905
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 31st, 2025

**Community Information**

Address	544 Victoria Road
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	Aylesford
County	Kings
Province	NS
Postal Code	B0P 1C0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Heated Garage, Wired, Other, Gravel

## Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Forced Air, Furnace, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Walk-Out Access

## Exterior

Lot Description	3 to 9.99 Acres, Cleared, Hardwood Bush, Landscaped, Level, Softwood Bush, Wooded
Roof	Metal
Construction	Shingle Siding, Wood Siding
Foundation	Concrete Perimeter, Stone

## School Information

Elementary	Saint Mary's Elementary School
Middle	Pine Ridge Middle School
High	West Kings District High School

## Additional Information

Zoning	A1/A2
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## Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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Listing information last updated on October 12th, 2025 at 9:32am ADT