

\$349,900 - 45 Canada Hill Road, Canada Hill

MLS® #202513488

\$349,900

3 Bedroom, 1.00 Bathroom, 1,860 sqft

Residential on 9.21 Acres

F2, Canada Hill, NS

Mount Pisgah House is a timeless blend of heritage and modern comfort, nestled at the corner of Canada Hill Road and Highway 3. Built in the mid-1800s and lovingly cared for ever since, this home is filled with history, charm, and enduring beauty. The name Mount Pisgah is a nod to the biblical place where Moses first glimpsed the Promised Land—a fitting reference for a property that has offered peace, purpose, and joy for over 150 years. Inside, the home features rustic beams and original character balanced with thoughtful modern upgrades. The newly renovated kitchen includes quartz countertops and brand new appliances, while updated windows, siding, insulation, and a new roof ensure efficiency and comfort. Main floor living is easy with a spacious primary bedroom offering a large walk-in closet that can also serve as an office, nursery, or cozy den. Distant ocean views add to the sense of calm and connection with nature. Outside, you will find beautifully tended gardens bursting with colour and foliage, a newly resurfaced driveway, and a reinforced wood room with concrete floor. Additional updates include a new artesian well and water pump, septic system, a new roof, all windows replaced, and new siding. Further upgrades include foundation infrastructure, a high efficiency woodstove, and more efficient baseboard heaters throughout. This home has been filled with love and laughter for generations and is ready to welcome its next chapter.



Built in 1884

Essential Information

MLS® #	202513488
Price	\$349,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,860
Acres	9.21
Year Built	1884
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 1st, 2025

Community Information

Address	45 Canada Hill Road
Area	South Shore
District	407-Shelburne County
Sub-District	F2
City	Canada Hill
County	Shelburne
Province	NS
Postal Code	B0T 1L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Gravel, Parking Spaces(s)
View	Ocean

Interior

Interior Features	High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half

Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Lockeport Elementary School
Middle	Lockeport Regional High School
High	Lockeport Regional High School

Additional Information

Zoning	Gen
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Listing Details

Listing Office	Royal Lepage Atlantic (Mahone Bay)
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