

\$335,000 - 238 Trout Lake Road, West Inglisville

MLS® #202513652

\$335,000

3 Bedroom, 1.50 Bathroom, 1,460 sqft

Residential on 2.90 Acres

V3, West Inglisville, NS

Tucked back from the road on a beautiful 2.9-acre lot, this forested setting could be the private oasis you've been dreaming about! The newly resurfaced driveway is a nice first impression, as are the covered side and front verandas on this move in ready bungalow. A practical mudroom with washer & dryer leads the way to the refreshed eat in kitchen. Complete with a large peninsula for added counter space and four included appliances, this space opens onto the living room for seamless entertaining. Feel at one with nature with lush forest views everywhere you look and easy access to the front veranda with new railing & fresh stain expanding your living space into the great outdoors! Two main floor bedrooms each have good closet space, and share the gorgeous fully renovated bathroom with subway tile shower surround, soaker tub, custom countertop, and built in storage niche! Downstairs has another renovated 2pc bath, and a third non-egress bedroom perfect for visitors or teens. A spacious family room is the perfect venue for games night or jam sessions, and has the option for wood heat with a hearth and chimney already in place. The storage room is spray foam insulated and could easily be converted into additional living space or another bedroom if needed. Ductless heat pumps both up and down for cost effective heating and cooling and peace of mind with recent steel roofing on both the house and re-built storage shed. Worlds away from hustle and bustle, yet under 15 minutes or Middleton



or Bridgetown. Your private viewing awaits!

Built in 1987

Essential Information

MLS® #	202513652
Price	\$335,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,460
Acres	2.90
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 29th, 2025

Community Information

Address	238 Trout Lake Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	West Inglisville
County	Annapolis
Province	NS
Postal Code	B0S 1M0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator

Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Steel
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Days on Market	126
Zoning	MX

Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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