

\$299,900 - 226 Clementsport Road, Clementsport

MLS® #202514054

\$299,900

2 Bedroom, 2.00 Bathroom, 1,543 sqft

Residential on 7.39 Acres

V4, Clementsport, NS

Motivated sellers! This well-maintained home has been in the same family since its construction and offers peace, tranquility, and a true connection to nature. From the front balcony, it's the perfect spot for birdwatching, while evenings can be spent stargazing or going for a hike through the wooded backyard. Inside, the home features two bedrooms and two full bathrooms, with the option to easily convert it back to its original three-bedroom layout. Numerous recent upgrades add comfort and value, including newer heat pumps, a durable metal roof, some updated flooring, and a 24' x 28' heated garage built in 2014, which would cost approximately \$70,000 to rebuild today and boasts a 10 foot ceiling which could easily house a hoist for the mechanically inclined. Outdoor living is well thought out with a spacious patio that includes a covered BBQ area and an enclosed gazebo, offering year-round enjoyment. The home also comes fully equipped with a washer, dryer, fridge, stove, microwave, and kitchen islands, (other furniture negotiable) making it move-in ready. The water system is another unique feature, with both an artesian well and a natural spring well plumbed directly into the house, allowing you to choose your preferred source right at the kitchen sink. The lower level has wiring already run to the panel box, making it ready to be finished into a self-contained in-law suite or income-generating unit. This property is made up of three parcels (PIDs), each offering



its own value. The main PID includes the home and wells. The second PID is cleared and fairly level with a small out building and driveway already in place with a civic number assigned, making it an excellent candidate for a future building lot. The third PID, fronting Shaw Road, comes with a driveway permit already secured, adding further development potential. This property offers flexible living, income potential, and multiple opportunities for future builds, maintaining a peaceful, nature-rich setting.

Essential Information

MLS® #	202514054
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,543
Acres	7.39
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 4th, 2025

Community Information

Address	226 Clementsport Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Clementsport
County	Annapolis
Province	NS
Postal Code	B0S 1E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Detached, Double, Gravel
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer, Washer, Freezer - Chest, Range Hood, Refrigerator
Heating	Ductless, In Floor
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	Split Entry
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Cleared, Partially Cleared, Partial Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Days on Market	136
Zoning	MX

Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
----------------	---

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on November 2nd, 2025 at 12:47am ADT