

\$189,900 - 479 Armstrong Lake West Road, Vaughan

MLS® #202514063

\$189,900

2 Bedroom, 0.50 Bathroom, 644 sqft

Residential on 1.31 Acres

V1, Vaughan, NS

Summer is Calling! Welcome to 479 Armstrong Lake West Road, a super cozy, meticulously built and maintained cottage that promises an idyllic retreat. Nestled in a dreamy yard, this property boasts fantastic features including ample game space, an outdoor kitchen, multiple fire pits, patio, and meandering trails that weave through the lush surroundings. The cabin itself has been recently upgraded to ensure maximum efficiency. It now features a new heat pump, an insulated roof with new shingles, and a new woodstove, providing comfort and warmth throughout the seasons. Plenty of ATV trails and Deeded access to the stunning Armstrong Lake offers endless opportunities for swimming, fishing, and boating adventures. The property currently collects its own water and has a composting toilet, but it has also been approved for a septic system and well, adding to its convenience and potential. Situated just 10 minutes to Ontree adventure Park, Ski Martock, Bentrige winery/restaurant 15 minutes from Windsor for all your shopping needs and only 45 minutes to an hour from the Halifax Regional Municipality (HRM), this location offers both seclusion and accessibility. If you're seeking a perfect cottage destination this gem is a must-see. Don't miss out on this rare opportunity to own a piece of paradise at Armstrong Lake!

Built in 2004



Essential Information

MLS® #	202514063
Price	\$189,900
Bedrooms	2
Bathrooms	0.50
Half Baths	1
Square Footage	644
Acres	1.31
Year Built	2004
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	July 3rd, 2025

Community Information

Address	479 Armstrong Lake West Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Vaughan
County	Hants
Province	NS
Postal Code	B0N 2T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
Waterfront	Access: Boat, Access: Deeded, Lake Privileges, Access: Public

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Oven, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Exterior Features	Balcony, Barbecue
Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Landscaped
Roof	Asphalt
Construction	Shingle Siding
Foundation	Pillar/Post/Pier

Additional Information

Zoning	GU
HOA Fees	465.75

Listing Details

Listing Office	Exit Realty Town & Country
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