

# \$399,900 - 5161 Highway 331, Crescent Beach

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MLS® #202514278

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,494 sqft

Residential on 0.52 Acres

C2, Crescent Beach, NS

This is 5161 Highway 331 in beautiful Crescent Beach – where the ocean breeze is your new neighbour and the beach is literally one minute away. This happy and cozy 2-bedroom, 2-bath bungalow with a bonus den or office is all about relaxed, coastal living with just the right amount of charm and personality. From the moment you pull up, the good vibes are obvious. The metal roof is ready for anything Mother Nature throws at it, and the cute, easy-to-maintain yard is perfect for summer BBQs, lazy hammock afternoons, or future plans for a little backyard bunkie – just imagine the possibilities. Guest suite? Art studio? Airbnb side hustle? You decide. Inside, it’s warm and welcoming with a beachy mantel wrapped around a propane fireplace, a heat pump to keep things comfy all year, and fully furnished (aside from a few personal keepsakes). Just drop your bags and stroll to the beach. The layout is simple and smart, with open living areas. That extra den offers the perfect spot for a home office or welcoming extra guests. Whether you’re looking for a year-round coastal home, a weekend escape, or an investment in one of Nova Scotia’s most treasured beach communities, this place checks all the boxes. And did we mention it’s one minute to Crescent Beach? Yeah, we’re saying it again – because that’s huge. This is your chance to live that South Shore life you’ve been dreaming about. Let’s make it happen.



Built in 1965

**Essential Information**

MLS® #	202514278
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,494
Acres	0.52
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 30th, 2025

**Community Information**

Address	5161 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Crescent Beach
County	Lunenburg
Province	NS
Postal Code	B0R 1C0

**Amenities**

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

**Interior**

Interior Features	High Speed Internet
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Crawl Space

**Exterior**

Lot Description	0.5 to 0.99 Acres, Level
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter

**Additional Information**

Zoning	Res
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**Listing Details**

Listing Office	EXIT Realty Inter Lake
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Listing information last updated on October 13th, 2025 at 9:32am ADT