

\$268,900 - 45 Toyota Drive, Nictaux

MLS® #202514828

\$268,900

2 Bedroom, 1.00 Bathroom, 1,146 sqft

Residential on 0.57 Acres

V3, Nictaux, NS

Why rent when you can own? This beautifully updated and move-in ready home offers an ideal opportunity to step into homeownership, downsize in comfort, or expand your investment portfolio. With a functional layout, modern upgrades, and a fantastic location near Middleton and CFB Greenwood, this property is packed with value. Step inside to find spacious, open-concept living and dining areas—perfect for entertaining family and friends. Recent improvements include stylish vinyl plank flooring throughout, fresh neutral paint, modern lighting, and four included appliances for a smooth, hassle-free move. The kitchen offers plenty of storage, including a large pantry to keep food and small appliances neatly tucked away. Privacy is ensured with two well-sized bedrooms located on opposite ends of the home. The primary bedroom comfortably fits a king-size bed and features double closets, while the second bedroom is ideal for guests, children, or a home office. The beautifully renovated 4-piece bathroom features a gleaming acrylic tub/shower combo, generous vanity, and built-in shelving for added storage. Downstairs, the partially framed basement offers exciting potential for expansion—create a family room, extra bedrooms, or a home gym with ease. Outdoors, a newly fenced side yard provides a safe, secure space for children and pets, visible from the main living area. A wired 16' x 16' baby barn with loft offers ample storage or the perfect spot for a workshop or



studio. Additional upgrades include a new drilled well, pressure tank, and well pump—providing efficiency and peace of mind for years to come. Located just 5 minutes from all the amenities of Middleton and 12 minutes to CFB Greenwood, this home is ideal for military families, commuters, or anyone seeking convenience in a quiet, family-friendly area. School bus and public transit stops are just a short walk away. Don't miss your chance—contact your REALTOR® today to schedule a private showing!

Essential Information

MLS® #	202514828
Price	\$268,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,146
Acres	0.57
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 28th, 2025

Community Information

Address	45 Toyota Drive
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
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Parking	No Garage, Circular Driveway, Gravel
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Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Forced Air, Furnace
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

School Information

Elementary	Annapolis East Elementary School
Middle	Middleton Regional High School
High	Middleton Regional High School

Additional Information

Zoning	C-1
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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