

\$495,000 - 72 New Canaan Road, Canaan

MLS® #202515121

\$495,000

3 Bedroom, 2.00 Bathroom, 1,985 sqft

Residential on 14.23 Acres

V2, Canaan, NS

A remarkable 14.23-acre opportunity featuring a 1,985 sq. ft. bungalow, two detached garages, and a never-used kennel system designed for dog care. The property also includes a tranquil pond, scenic trails, and a large, cleared area that has been cultivated over the past five years. Located less than a 3-minute drive to Highway 101, this property offers outstanding proximity combined with privacy and natural beauty. Zoned A2, this property presents a broad spectrum of development and usage opportunities. While many potential uses may require municipal permits and licensing, the zoning typically permits agricultural activities such as farming, gardening, farmers market, and livestock keeping—making it ideal for hobby farms or small-scale agricultural ventures. The zoning allows for the construction of additional structures like barns, workshops, greenhouse, or the operation of a home-based business. The existing kennel system further indicates potential for pet-related enterprises, such as dog training, boarding, or grooming, subject to municipal regulations. There is also the possibility to expand/ renovate the current residence or develop an additional dwelling. Overall, 72 New Canaan Road presents an exceptional opportunity for buyers to develop, farm, or simply enjoy a peaceful rural lifestyle. Its versatile zoning framework and natural features combine to create a unique property suited for investors, hobbyists, or anyone seeking a scenic and functional estate.



Built in 1976

Essential Information

MLS® #	202515121
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,985
Acres	14.23
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 21st, 2025

Community Information

Address	72 New Canaan Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canaan
County	Kings
Province	NS
Postal Code	B4N 4K1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Circular Driveway, Paved
# of Garages	1
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless, Hot Water
Cooling	Ductless

Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Rolling Slope, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Gaspereau Valley Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning	A2
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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