

\$369,900 - 8288 Highway 201, Nictaux West

MLS® #202515583

\$369,900

2 Bedroom, 2.00 Bathroom, 1,184 sqft
Residential on 2.22 Acres

V3, Nictaux West, NS

Set on 2.20 acres in the heart of the Annapolis Valley, this beautiful 6-year-old modular home offers the perfect mix of peaceful country living and practical features for horse lovers or hobby farmers. Surrounded by north and south mountain views, the property includes a tile-drained riding ring, pasture area, and a 24'x24' detached garage for storage or workshop needs. A gentle brook borders the back of the lot, adding to the property's natural charm. Inside, the home features a bright and open kitchen and living room layout, two spacious bedrooms, and two full baths, including a private ensuite. A welcoming mudroom by the back door keeps things tidy and functional, while a lovely patio provides the perfect spot to relax and enjoy the evening sky. Whether you're downsizing, starting out, or just looking for a peaceful retreat, this well-maintained property has so much to offer in a truly picturesque setting.



Built in 2019

Essential Information

MLS® #	202515583
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	2.22

Year Built	2019
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	August 22nd, 2025

Community Information

Address	8288 Highway 201
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux West
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, 1.5, Wired, Double, Gravel
# of Garages	2
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

Additional Information

Zoning	Gen
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Listing Details

Listing Office

RE/MAX Banner Real Estate

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