

\$529,000 - 538 Villagedale Road, Coffinscroft

MLS® #202515590

\$529,000

5 Bedroom, 4.00 Bathroom, 3,390 sqft

Residential on 6.70 Acres

G2, Coffinscroft, NS

Beautiful century home on a large 6.7 acre waterfront lot. This property boasts privacy, tranquility, and opportunity! At 538 Villagedale Road you will find a 2038sqft 3 bedroom 2 bath home with a den that could easily be converted to a 4th bedroom. This home has been meticulously maintained over the years and there is a survey available. In the most recent years, the heating was converted to an energy efficient ducted heat pump; there is also a new insert with liner & chimney for wood heating. They have also installed 4 new windows and 2 new storm doors as well as an emergency power generator. Behind the home you will find a large Barn with a 840sqft 1 bed 1 bath unit above which could be rented or used for family. The barn has had its roof replaced as well as a new water heater for the unit above (approx. 2 years). The home and unit above barn are both connected to an artesian well. Just beyond the side of the home there is a small 488sqft 1 bed 1 bath cottage that could also be used for family or rented. All buildings are on their own power meter, the cottage is on its own well and septic. Towards the water you will find a small shed to enjoy a closer view of the coast. This property has everything you could be looking for, the location is prime as it sits not far from white sand beaches and its less than 10 minutes from groceries, coffee shops, restaurants, hardware and more!



Essential Information

MLS® #	202515590
Price	\$529,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,390
Acres	6.70
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 1st, 2025

Community Information

Address	538 Villagedale Road
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Coffinscroft
County	Shelburne
Province	NS
Postal Code	B0W 1E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired
# of Garages	2
Is Waterfront	Yes
Waterfront	Ocean Front

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Heat Pump
Fireplace	Yes
# of Stories	2
Stories	2 Storey
Has Basement	Yes

Basement Partial, Unfinished, Walk-Out Access

Exterior

Lot Description 3 to 9.99 Acres
Roof Asphalt
Foundation Block, Concrete Perimeter, Stone

Additional Information

Days on Market 99
Zoning res

Listing Details

Listing Office Viewpoint Realty Services Inc. (Barrington Passage)

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