

\$152,500 - 40 Little River Road, Meteghan River

MLS® #202515682

\$152,500

2 Bedroom, 1.00 Bathroom, 813 sqft

Residential on 2.30 Acres

V4, Meteghan River, NS

Affordable & Move-In Ready! Welcome to 40 Little River Road, a charming and well-maintained mobile home nestled in a quiet, peaceful setting. Set back from the road, the spacious front yard offers added privacy, while the backyard provides a relaxing retreat complete with a patio, perfect for enjoying quiet evenings or hosting guests. A great opportunity to settle into a tranquil lifestyle without breaking the bank. The main entrance is accessed from the back door, bringing you into the home near the two primary bedrooms. Just down the hall, a former third bedroom has been thoughtfully converted into a combination utility room and office space. A full bath is located in the proceeding room. The kitchen and dining area provide access to both the front door and a sliding door that leads to the back patio, perfect for indoor-outdoor living. Just off the kitchen is the inviting living room, where you can relax and enjoy views of the spacious front yard while staying warm by the cozy wood stove. Included with the property are two outbuildings: a smaller 12'x10' shed and a larger 12'x18' shed, offering ample space for storage or hobbies. The home is heated with a wood stove and electric baseboards, and its single-level layout and manageable square footage help keep maintenance affordable. Whether you're a first-time buyer or looking to downsize, this property offers a practical and comfortable start. This property is located in the center of the Municipality of Clare, just minutes away



from all amenities and some of the beautiful ocean beaches the Bay of Fundy has to offer. Don't wait, book your showing today!

Essential Information

MLS® #	202515682
Price	\$152,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	813
Acres	2.30
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	August 27th, 2025

Community Information

Address	40 Little River Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Meteghan River
County	Digby
Province	NS
Postal Code	B2W 2L0

Amenities

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

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer, Washer, Refrigerator
Heating	Baseboard
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove

Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Softwood Bush
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Other

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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