

\$249,900 - 346 Lower Branch Road, Lower Branch

MLS® #202516910

\$249,900

2 Bedroom, 1.50 Bathroom, 1,122 sqft

Residential on 1.40 Acres

C3, Lower Branch, NS

This is THAT house, that feels like HOME the second you pull in the driveway. Tucked away in Lower Branch – just 5 minutes from town – this sweet spot is the perfect mix of peaceful country living and everyday convenience. Enjoy county taxes (hello savings!), but still be minutes from schools, Michelin, the LCLC, and all of Bridgewater’s best shops and stops. This home is full of potential, personality, and charm you just don’t get in newer homes. Think: country kitchen vibes like Grandma used to cook in – you can practically smell the fresh bread and Sunday dinner. Upstairs, there are 2-bedrooms and a full bath, and there's even a one-piece bath tucked into the main-floor office for convenience. Add in a heat pump for year-round comfort, and you've got a solid foundation to make this place truly yours. Cool fall nights in that sun porch look pretty inviting to us. Outside? Oh, it gets even better. There’s a cute little pond just waiting to be stocked (backyard trout, anyone?), 3 outbuildings for all your tools, toys, and loads of room for gardening, kicking a ball around, or just soaking up that good country air. A chance to break free from renting, roll up your sleeves, and create something special. A little elbow grease, a few weekend projects, and you’ve got yourself a gem with heart. The price point is bang-on, the location is dreamy, and the possibilities? Endless. Don’t sleep on this one – homes like this don’t stay quiet for long!



Essential Information

MLS® #	202516910
Price	\$249,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	1.40
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 13th, 2025

Community Information

Address	346 Lower Branch Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Lower Branch
County	Lunenburg
Province	NS
Postal Code	B4V 4M1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Other, Double, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Water Softener Rented, Electric Range, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Ductless
Cooling	Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes

Basement	Crawl Space, Partially Finished, Walk-Out Access
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Exterior

Lot Description	1 to 2.99 Acres
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Res
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Listing Details

Listing Office	EXIT Realty Inter Lake
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