

# \$249,900 - 21 Maple Lane, Western Shore

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MLS® #202517206

**\$249,900**

2 Bedroom, 1.00 Bathroom, 754 sqft

Residential on 0.14 Acres

A2, Western Shore, NS

Welcome to 21 Maple Lane! Tucked away in the picturesque community of Western Shore, this charming 2-bedroom, 1-bath home offers peekaboo ocean views and coastal tranquility—all from the comfort of your back patio. Whether you're sipping your morning coffee or hosting friends for a summer BBQ, the salty sea breeze and peaceful setting create the perfect backdrop. Inside you're greeted with a warm and welcoming kitchen, where rich wood tones add a cozy, timeless feel—an ideal space for creating family meals. The living room is bright and inviting, with a large picture window that fills the space with natural light. A heat pump keeps the home comfortable through every season. Designed for easy living, the main floor includes two bedrooms, a full bath, and a dedicated home office—perfect for remote work or creative pursuits. Downstairs, you'll find a functional basement with a laundry area, a versatile den, and access to a single garage that currently serves as a handy workshop. Just minutes from the shoreline, and a short drive to the iconic Oak Island and Oak Island Resort and Conference Centre, this location offers the best of the South Shore lifestyle. You're only 10 minutes to Mahone Bay and 15 minutes to Chester—making weekend adventures, fine dining, and boutique shopping easily accessible. If you're seeking comfort, charm, and convenience in a seaside setting, 21 Maple Lane might just be your perfect match.



Built in 1966

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202517206               |
| Price          | \$249,900               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 754                     |
| Acres          | 0.14                    |
| Year Built     | 1966                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | August 28th, 2025       |

**Community Information**

|              |                      |
|--------------|----------------------|
| Address      | 21 Maple Lane        |
| Area         | South Shore          |
| District     | 405-Lunenburg County |
| Sub-District | A2                   |
| City         | Western Shore        |
| County       | Lunenburg            |
| Province     | NS                   |
| Postal Code  | B0J 3M0              |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Single, Garage, Wired, Gravel                                     |
| # of Garages   | 1                                                                 |
| View           | Harbour, Ocean                                                    |

**Interior**

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | High Speed Internet                |
| Appliances        | Stove, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Ductless                |
| Has Basement      | Yes                                |

Basement                      Full, Partially Finished, Walk-Out Access

**Exterior**

Lot Description              Under 0.5 Acres, Cleared, Partial Landscaped  
Roof                              Rolled/Hot Mop  
Construction                 Vinyl Siding  
Foundation                   Concrete Perimeter

**School Information**

Elementary                    Chester District Elementary School  
Middle                          Chester Area Middle School  
High                             Forest Heights Community School

**Additional Information**

Zoning                         Residential

**Listing Details**

Listing Office                 Royal Lepage Atlantic (Mahone Bay)

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