

\$319,900 - 902 Newtonville Road, Forest Hill

MLS® #202517321

\$319,900

2 Bedroom, 1.00 Bathroom, 1,151 sqft

Residential on 4.00 Acres

V2, Forest Hill, NS

If you've been dreaming of growing your own food, raising animals, or simply having space to live more intentionally, this acreage in the heart of the Gaspereau Valley is full of potential. Just 5 minutes from Gaspereau Elementary and 10 minutes to Wolfville, it offers the best of country living with community and convenience nearby. The land itself tells a story of abundance. Recently an active farm, the property features a diverse orchard with peaches, plums, pears, mulberries, nectarines, and apples—ideal for homesteading, gardening, or self-sufficiency. There's ample room for vegetable beds, chickens, or even a hobby barn. This bungalow is solid and full of potential—ready for your personal touch. While the interior could use some TLC, many major updates have already been completed: a brand-new drilled well and pump, water filtration system, new exterior insulation, vinyl siding, metal soffits and fascia, new side door, half the windows replaced, a 10-year-old roof, a spray-foamed crawlspace, and a quality wood stove. The covered side porch is perfect for quiet mornings with coffee or evenings listening to birdsong. Kids will love the open space to roam barefoot, swing from trees, or help tend the garden. This property isn't just a home—it's an investment. With significant road frontage, it presents future subdivision or development potential.



Built in 1956

Essential Information

MLS® #	202517321
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,151
Acres	4.00
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 28th, 2025

Community Information

Address	902 Newtonville Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Forest Hill
County	Kings
Province	NS
Postal Code	B4P 2R1

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Circular Driveway, Dirt
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer - Chest, Refrigerator
Heating	Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Concrete Perimeter

School Information

Elementary	Gaspereau Valley Elementary School
Middle	Wolfville School
High	Horton High School

Additional Information

Zoning	A2
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Listing Details

Listing Office	Parachute Realty
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