

\$447,500 - 2453 Highway 334, Wedgeport

MLS® #202517877

\$447,500

2 Bedroom, 2.50 Bathroom, 1,235 sqft
Residential on 0.28 Acres

Wedgeport, Wedgeport, NS

Luxury Oceanfront Living in Wedgeport
Welcome to 2453 Highway 334 – a fully renovated century home blending historic character with modern luxury. Situated in the scenic fishing village of Wedgeport, this coastal property offers stunning water views, refined finishes, and exceptional comfort for year-round living or an idyllic seasonal escape.

The home has been meticulously restored from the ground up: stripped to the studs, re-wired, re-plumbed, spray foam insulated, and finished throughout with pine shiplap. The kitchen is a standout feature – bright and open with exposed hand-hewn beams, quartz countertops, stainless appliances, and a cleverly designed pantry that maximizes storage while keeping the space clean and uncluttered. The adjacent dining room opens to an expansive back deck, perfect for entertaining or enjoying evening sunsets over the water. A cozy living area with gas fireplace and ample windows offers a warm, light-filled space to relax. There are two bedroom suites, each with a private ensuite bath. The upstairs suite includes additional living space, ideal for guests or a quiet reading nook. Outside, enjoy the waterfront lifestyle with a cedar barrel sauna, hot tub, and large deck overlooking the tidal marsh – a tranquil setting alive with natural beauty and wildlife. The sheltered shoreline offers potential for a future dock and small boat anchorage, accessible at high tide.



Essential Information

MLS® #	202517877
Price	\$447,500
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.28
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 25th, 2025

Community Information

Address	2453 Highway 334
Area	Yarmouth
District	County Wedgeport
Sub-District	Wedgeport
City	Wedgeport
County	Yarmouth
Province	NS
Postal Code	B0W 1B0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	High Speed Internet
Heating	Radiant, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

Additional Information

Days on Market	66
Zoning	RES

Listing Details

Listing Office	Viewpoint Realty Services Inc. (Shelburne)
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