

\$425,000 - 1401 Tree Line Drive, New Albany

MLS® #202517918

\$425,000

2 Bedroom, 1.00 Bathroom, 1,252 sqft

Residential on 1.32 Acres

V3, New Albany, NS

Tucked away on a peaceful 1.3-acre lot with approximately 120 feet of lake frontage, Idle Acre offers the perfect escape from the everyday. This charming, year-round cottage invites you to relax and unwind—paddle across the quiet waters in your kayak, soak up the sun from the floating dock, or simply enjoy the serene company of ducks and loons as you sip your favourite drink on the front deck. Inside, the open-concept layout is warm and welcoming. A newly renovated kitchen is sure to impress, while the spacious living room features a cozy wood stove for those cooler days. Beech hardwood flooring flows throughout the main level, which also includes a full bath with laundry hook-up. Upstairs are two comfortable bedrooms, including one large enough to accommodate two queen beds—ideal for hosting friends or family. A bright sunroom at the front of the cottage provides a perfect spot to enjoy the views year-round. The landscaped lot is designed for outdoor enjoyment, featuring a large back deck for barbecues, a fire pit for evening gatherings, an Old Hickory Building for extra storage, and a woodshed. With a drilled well, septic system, and year-round access, this property combines rustic charm with modern convenience. Offered fully furnished (minus a few personal items), Idle Acre is ready for you to move in and start making memories.

Built in 1980



Essential Information

MLS® #	202517918
Price	\$425,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,252
Acres	1.32
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage/Camp
Status	Closed
Date Sold	September 11th, 2025

Community Information

Address	1401 Tree Line Drive
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	New Albany
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Parking Spaces(s), Single
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator, Wine Cooler
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove

Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Barbecue
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Block

Additional Information

Zoning	GD
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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