

\$415,000 - 40 Wall Street, Canada Creek

MLS® #202517936

\$415,000

3 Bedroom, 1.50 Bathroom, 1,630 sqft

Residential on 1.23 Acres

V2, Canada Creek, NS

This exceptionally well maintained ocean view property offers all the benefits of living on the water, without the price tag! Quality built with efficiency and excellent use of space, the home is finished on 3 levels offering a comfortable footprint, while maintaining differentiated spaces for multiple uses. Main floor is bright and spacious with large eat in kitchen overlooking the water, living room plus bedroom & full bath. Lower level is flooded with south facing light, 2 walkouts at grade, a rec room and large bedroom. The entire top floor is a luminous primary suite with enviable closet spaces plus a 2 piece ensuite, and the view over the Bay of Fundy is absolutely inspiring to wake up to! Tucked into a private 1.23 acre lot with spectacular landscaping, a small brook and lovely buffer of trees, the location is ideal for those looking to get away from it all & immerse themselves in the natural landscape all while maintaining a strong sense of community with plenty of options for social events & activities nearby. Easy access to multiple beaches and hiking trails nearby for outdoor enthusiasts of all fitness levels.



Built in 2002

Essential Information

MLS® #	202517936
Price	\$415,000
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,630
Acres	1.23
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 9th, 2025

Community Information

Address	40 Wall Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canada Creek
County	Kings
Province	NS
Postal Code	B0P 1V0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel
View	Bay, Harbour, Ocean, Other
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1
Stories	One and One Half, Three Or More
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Somerset And District Elementary School
High	Central Kings Rural High School

Additional Information

Zoning	A2
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Listing Details

Listing Office	Exit Realty Town & Country
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