

\$185,000 - 1366 River Road, Bear River

MLS® #202517940

\$185,000

3 Bedroom, 2.00 Bathroom, 1,269 sqft
Residential on 0.25 Acres

V4, Bear River, NS

Yes... This home has gone pending 3 times. None of those as a result of an official home inspection suggesting deficiencies. Very simply, this is a GREAT house. The concern with older homes can typically be that they may come with heavy upgrade requirements. Well... Most of the heavy lifting has been done to bring this home up to date. Upgrades include: Added 2nd-floor bathroom (2009), Renovated main-floor bathroom (2020). New pellet stove (2021).New IKEA kitchen with large farmhouse sink, new board and batten ceiling installed (2024). 80% of electrical updated where needed (2024). Complete renovation of main floor den/office/bedroom (subfloor, insulation, ceiling, beams, walls, etc. 2024). New shingles and partial roof replacement (2023).New heat pump (2024). All new windows and 2 of 3 exterior doors (2024). Fresh paint and new flooring throughout (2020). New side deck (2025). 1/2 a km into Bear River. Move into a great home with peace of mind.



Built in 1910

Essential Information

MLS® #	202517940
Price	\$185,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,269
Acres	0.25
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 6th, 2025

Community Information

Address	1366 River Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Bear River
County	Digby
Province	NS
Postal Code	B0S 1B0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Washer/Dryer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

Additional Information

Days on Market 98
Zoning Residential

Listing Details

Listing Office ViewPoint Realty Services Inc.(Greenwood)

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