

\$435,000 - 1611 West Branch Road, Welsford

MLS® #202518546

\$435,000

2 Bedroom, 1.50 Bathroom, 2,116 sqft

Residential on 3.00 Acres

#45, Welsford, NS

1611 West Branch Road, Welsford?A Heartfelt Homestead in the Countryside Welcome to 1611 West Branch Road â€” a truly special property where care, creativity, and comfort meet. From the moment you arrive, youâ€™™ be taken by the impeccably landscaped grounds and the undeniable sense that the owners poured their heart and soul into both the home and its vibrant gardens. Step inside and youâ€™™ find a warm, welcoming layout starting with the sunroom overlooking the serene backyard â€” the perfect spot to enjoy your morning coffee. The main level flows beautifully through the bright kitchen, dining, and living areas, all with easy access to a charming gazebo just outside, ideal for relaxing or entertaining on summer evenings. Upstairs, an airy landing leads to two inviting bedrooms (full wall), a bonus room, and a full bath, offering restful spaces after a fulfilling day outdoors. Downstairs, the cozy family room with wood stove promises comfort on cooler days, and youâ€™™ also find a utility room and cold storage room adding practicality and value. The home is equipped with efficient and unique heating systems that help keep utility costs remarkably low year-round. Step outside again, and youâ€™™ be led by a covered breezeway to a fully insulated garage/workshop â€” a dream space for hobbyists or those needing room to expand. The upper level of the garage offers great potential for additional living space or storage. Two additional outbuildings 27x32+17x27 and



23x20, a 9x12 shed and a woodshed offer convenient storage for garden tools and can even accommodate small livestock, making this an ideal setup for anyone seeking a rural lifestyle with room to grow. This is a must-see property that beautifully blends charm, function, and peaceful living – all in a picturesque countryside setting.

Essential Information

MLS® #	202518546
Price	\$435,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,116
Acres	3.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 15th, 2025

Community Information

Address	1611 West Branch Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	Welsford
County	Pictou
Province	NS
Postal Code	B0K 1N0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Circular Driveway, Gravel, Parking Spaces(s)

# of Garages	2
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Interior

Interior Features	Central Vacuum, High Speed Internet
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Heating	Ductless, Hot Water, In Floor
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Cooling	Ductless
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Fireplace	Yes
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Fireplaces	Wood Burning Stove
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# of Stories	1
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Stories	1 3/4 Storey
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Has Basement	Yes
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Basement	Full, Partially Finished
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Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Level
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Roof	Asphalt
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Construction	Vinyl Siding
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Foundation	Concrete Perimeter
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School Information

Elementary	Tatamagouche Regional Academy
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Middle	Tatamagouche Regional Academy
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High	Tatamagouche Regional Academy
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Additional Information

Zoning	Rural
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Pictou)
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