

\$374,900 - 1114 Trout Lake Road, New Albany

MLS® #202519394

\$374,900

3 Bedroom, 1.00 Bathroom, 1,284 sqft
Residential on 0.63 Acres

V3, New Albany, NS



Come for the summer or stay all year—this well-kept 3-bdrm, 1-bath all-season home on Trout Lake is move-in ready and made for memory-making. Set on a beautifully landscaped lot with stunning sunrise views, highlights include 103' of lake frontage, cozy woodstove, covered deck, walkout basement, invisible fencing and high-speed internet access. Recently fitted with a new hot water tank, new lower-level patio and updated 200 amp electrical service, other upgrades include roof shingles (2018), drilled well (2015) as well as several newer windows and exterior doors. Inside, embrace the funky vintage vibe or build on the modern updates already started, including new vinyl plank flooring and fresh paint in a lower-level bedroom. Private dock, 12x14 shed, woodshed and most furnishings included. Gorgeous lake views from both levels and year-round access on a municipally maintained road. Whether you're looking for a summer escape or a year-round haven, this property has the lifestyle and location to match.

Built in 1983

Essential Information

MLS® #	202519394
Price	\$374,900
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	1,284
Acres	0.63
Year Built	1983
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	November 21st, 2025

Community Information

Address	1114 Trout Lake Road
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, Single
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony, Dock
Lot Description	0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Fiberglass
Construction	Masonite/Colour Lock, Colour Lock
Foundation	Block

School Information

Elementary	Annapolis East Elementary School
High	Middleton Regional High School

Additional Information

Days on Market	76
Zoning	GD - GENERAL DEVELOPMENT ZONE

Listing Details

Listing Office	Exit Realty Town & Country
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