

\$359,000 - 203 Lemarchant Drive, Canaan

MLS® #202519457

\$359,000

3 Bedroom, 2.00 Bathroom, 1,466 sqft

Residential on 1.20 Acres

V2, Canaan, NS

If you believe that good things come in small packages, then this is the property for you. Perched nicely on 1.2 acres of land, this A-frame house has a lot to offer. Lived in by only two for the last few years, the owner spent time updating many aspects of the house. Immediately when he moved in, in 2020, he replaced the water softener system and put in a new hot water tank. In 2021, he updated the attic insulation with blown in and it was brought up to R-40. In 2023, he replaced a few of the windows and within the last year, he replaced the existing sump pump (although he never has had any water issues), completely renovated the downstairs bathroom including new pump to septic! This house is move in ready! The upstairs master has a lovely walk out deck where the breeze will allow you to enjoy evening sunsets. The walk out basement would allow for the living space downstairs to accommodate either elderly parents or teenagers! This house has a lot to offer new heat pumps keep it cool and relaxing and heating bills are quite reasonable! Don't miss out- come to view today!



Essential Information

MLS® #	202519457
Price	\$359,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,466
Acres	1.20
Type	Residential
Sub-Type	Single Family Residence
Style	Chalet
Status	Closed
Date Sold	September 5th, 2025

Community Information

Address	203 Lemarchant Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Canaan
County	Kings
Province	NS
Postal Code	B4N 4K1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Foundation	Concrete Perimeter

School Information

Elementary	New Minas Elementary School
Middle	Evangeline Middle School
High	Horton High School

Additional Information

Zoning

Residential

Listing Details

Listing Office

Viewpoint Realty Services Inc.

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Listing information last updated on October 18th, 2025 at 12:17am ADT