

# \$199,000 - 819 Riverview Road, Bear River

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MLS® #202520008

**\$199,000**

3 Bedroom, 1.00 Bathroom, 1,100 sqft

Residential on 0.57 Acres

V4, Bear River, NS

Tucked into the magical hills above Bear River, this charming bungalow on 0.57 acres is brimming with potential and soaked in some of the best views the Annapolis Valley has to offer. Step outside and breathe in the salty-sweet air from the river below while the sun dips behind the trees like itâ€™s got nowhere else to be. The vibrant and quirky Bear River community is just down the hill where art and agriculture dance hand in hand and neighbours greet you with genuine smiles. The home itself is solid as a rock with great bones and bright spaces ready for your personal touch. With a metal roof above and a walkout basement below just waiting to be finished, the options are as open as the view. Heat comes from a cozy combo of a heat pump and an oil+wood combo furnace (currently no oil tank installed), and the 100A breaker panel keeps the lights on and the dreams humming. With municipal sewer already hooked up you get rural charm without sacrificing convenience. This is not just a house it's a canvas for your next chapter perched above a river that flows as freely as the creative spirit of the village below.

ADDITIONAL 4.73 ACRES OF ADJOINING AVAILABLE - See MLS® # 202509322.



Built in 1981

## Essential Information

MLS® #                      202520008

Price	\$199,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,100
Acres	0.57
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 5th, 2025

### Community Information

Address	819 Riverview Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Bear River
County	Digby
Province	NS
Postal Code	B0S 1B0

### Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single
View	River, Other

### Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Furnace, Ductless
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

### Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped
Roof	Metal

Construction	Cementitious Board, Wood Siding
Foundation	Block, Concrete Perimeter

### **Additional Information**

Zoning	GD
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### **Listing Details**

Listing Office	RE/MAX Banner Real Estate
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Listing information last updated on October 12th, 2025 at 7:17am ADT