

# \$725,000 - 2321 Loretta Avenue, Coldbrook

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MLS® #202520308

## **\$725,000**

5 Bedroom, 2.50 Bathroom, 3,006 sqft

Residential on 0.92 Acres

V2, Coldbrook, NS

This stately 5-bedroom, 2.5-bathroom residence, nestled on a sprawling .92-acre lot at 2321 Loretta Avenue in Coldbrook, is now available for sale. 3 levels of finished living space totalling 3,006 sq. ft, this home is perfect for a growing family. This two-story property features a double car garage, a lower-level recreation room with the 5th bedroom, and a stunning 18 x 36 inground salt water pool. Installed in 2020, the heated pool is complemented by a relaxing, high-quality gazebo, a pool shed, a concrete surround, and secure link fencing. In 2023, the owners enhanced comfort and efficiency by adding a compact ducted heating and cooling system to the main and second level. The oil/hot water baseboard system is rarely used, typically only for the basement level. The property is surrounded by similar homes, all enjoying the peace of their private, large estate lots. A nearby playground and two convenient exits from the subdivision that provide the ease of an alternate route. Located in the heart of Kings County, this home offers an easy commute to work, making it an ideal choice for those seeking both serenity, convenience within a safe family community.



Built in 2003

## **Essential Information**

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Price \$725,000

Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,006
Acres	0.92
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 1st, 2025

### Community Information

Address	2321 Loretta Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Coldbrook
County	Kings
Province	NS
Postal Code	B4R 1A7

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Wired, Dirt, Gravel
# of Garages	2

### Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Furnace, Heat Pump, Ductless, In Floor
Cooling	Ducted Cooling, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

### Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Coldbrook And District School
Middle	Coldbrook And District School
High	Central Kings Rural High School

**Additional Information**

Zoning	A4
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**Listing Details**

Listing Office	Royal LePage Atlantic (New Minas)
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