

\$1,050,000 - 22 Westwood Avenue, Wolfville

MLS® #202520537

\$1,050,000

4 Bedroom, 4.50 Bathroom, 3,989 sqft

Residential on 0.95 Acres

V2, Wolfville, NS

A Private Oasis in the Heart of Wolfville. Set on nearly an acre of total privacy on Westwood Avenue, this spacious home combines, character, and modern comfort, all within easy walking distance of downtown, the local P&E school, and Acadia University with its many events and amenities. Built in 1947 and beautifully maintained, the home features hardwood floors, cove mouldings, wainscoting, and built-ins throughout. A bright, south-facing kitchen opens to a courtyard with a tranquil fountain and hot tub. The adjacent in-ground bromine pool bordered by a large cedar deck is perfect for outdoor meals and summer relaxation. The mature, low-maintenance garden includes specimen trees (magnolias, Japanese maples) and flowering shrubs (roses, azaleas, wisteria). Though just a short walk from town, the lot is completely hidden from view - a rare find in Wolfville. Inside, the layout balances space for entertaining with practical family living. The main floor features a propane fireplace, a renovated laundry/mudroom with heated floors, and a private office ideal for remote work. Upstairs, you'll find 4 bedrooms, 3 full bathrooms, including a beautifully appointed ensuite with heated marble floors, a glass shower, and a soaker tub. A treetop attic loft with skylights offers a peaceful retreat or flexible bonus space. The walk-out basement offers excellent storage or development potential. A detached pool building houses equipment, and a second shed adds storage. The paved driveway and



two parking pads provide ample parking. Year-round comfort is provided by a ducted heat pump system for heating and cooling, backed by an oil furnace and supplemental electric baseboard heaters in the bedrooms for added peace of mind. A financed rooftop solar system (via the Wolfville Switch program) help keep energy costs low - monthly savings currently exceed the payment amount. A rare opportunity - private, walkable, and designed for real living. Book your visit today!

Built in 1947

Essential Information

MLS® #	202520537
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,989
Acres	0.95
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 29th, 2026

Community Information

Address	22 Westwood Avenue
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Wolfville
County	Kings
Province	NS
Postal Code	B4P 1X9

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer, Garburator, Microwave, Refrigerator, Water Purifier
Heating	Fireplace(s), Forced Air, Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Rolling Slope, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Wolfville School
Middle	Wolfville School
High	Horton High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Exit Realty Town & Country
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