

\$474,900 - 1448 Ashlee Drive, Coldbrook

MLS® #202522241

\$474,900

3 Bedroom, 2.00 Bathroom, 1,380 sqft

Residential on 0.26 Acres

V2, Coldbrook, NS

Discover the perfect blend of sustainability and modern living at 1448 Ashlee Drive, Coldbrook, nestled in the serene Annapolis Valley. This beautifully designed 3-bedroom, 2-bathroom side-by-side home showcases thoughtful construction and an array of energy-efficient features. Built on an insulated concrete slab, the home offers exceptional insulation and airtight performance, supported by an HRV system and a high-performance heat pump with heads in both the main living space and the primary bedroom, ensuring year-round comfort with ease of maintenance. Inside, the spacious open-concept design is highlighted by modern finishes, including quartz countertops and durable vinyl flooring that combines style with functionality. The home comes complete with new appliances, making it move-in ready for its next owners. With all three bedrooms and two full bathrooms conveniently located on one level, this home is ideal for first-time buyers, retirees, or those seeking the convenience of single-level living. Practical touches extend outdoors with a concrete driveway, a spacious heated one-car garage offering secure parking and additional storage, and a concrete patio perfect for outdoor enjoyment. With an expected closing of late January or Early February the lot will be hydroseeded by June 2026 once all risk of frost is over. To ensure lasting peace of mind, the property also includes a 10-year Atlantic Home Warranty, reflecting the quality and longevity of your



investment. From world-class vineyards and apple orchards to farm markets, seasonal festivals, and the breathtaking Bay of Fundy coastline, this region is celebrated as one of Canada’s most desirable places to call home. Whether enjoying the tranquility of your energy-efficient residence or exploring the vibrant landscapes around you, this property offers an unparalleled living experience. All photos are from a previous build.

Essential Information

MLS® #	202522241
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,380
Acres	0.26
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 30th, 2026

Community Information

Address	1448 Ashlee Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Coldbrook
County	Kings
Province	NS
Postal Code	B4R 1A1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Single, Heated Garage, Wired, Concrete

of Garages 1

Interior

Interior Features Ensuite Bath, High Speed Internet
Appliances Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating Baseboard, Ductless
of Stories 1
Stories One
Basement None

Exterior

Lot Description Under 0.5 Acres, Cleared, Landscaped
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter, Insulated Concrete

School Information

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

Additional Information

Days on Market 53
Zoning R1

Listing Details

Listing Office EXP Realty of Canada Inc. (Fall River)

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Listing information last updated on November 1st, 2025 at 8:32am ADT