

\$460,000 - 1586 Webster Street, Coldbrook

MLS® #202522441

\$460,000

5 Bedroom, Bathroom,
Residential Income on 0.44 Acres

V2, Coldbrook, NS

Discover this well-maintained split-entry duplex, offering a wealth of possibilities for both investors and homeowners alike. The upper level, recently remodeled and currently vacant, boasts three bedrooms and a full bathroom. Enjoy a functional kitchen with laundry area, and a generous living room featuring a cozy wood stove, complemented by a ductless heat pump for optimal heating and cooling efficiency. The lower level presents a self-contained two-bedroom, one-bathroom unit, complete with an inviting eat-in kitchen, a comfortable living room, and a separate laundry room. Recent upgrades include a new range hood and exhaust fan, making this unit an attractive rental option. Currently tenant-occupied at \$1,260 per month plus utilities, this fixed-term lease extends until the end of August, ensuring immediate rental income for the savvy investor. This property is enhanced by two separate driveways and a newly constructed garage (39.5' x 15'), equipped with wiring, new siding, shingles, and garage doors. Strategically relocated from the original garage (now removed), this new placement opens up the potential for subdividing the expansive 18,000 sqft lot, subject to approval from the Municipality, Department of Transportation, and Municipal Engineering services. Zoned R2, this property presents a myriad of opportunities for future development. Currently there is no vehicle access to the new garage however buyer's can choose to do so themselves if they wish.



Additional enhancements include high-quality vinyl siding, added insulation around all four sides, and blow-in attic insulation, ensuring energy efficiency and comfort. Ideally situated just minutes from Highway 101 (Exit 14), this property is perfect for investors, multigenerational families, or those seeking to convert to a single-family home. Don't miss this unique opportunity that combines flexibility with significant growth potential.

Essential Information

MLS® #	202522441
Price	\$460,000
Bedrooms	5
Acres	0.44
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	October 31st, 2025

Community Information

Address	1586 Webster Street
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Coldbrook
County	Kings
Province	NS
Postal Code	B4R 1A2

Amenities

Utilities	Power, Phone Connected, Electricity Connected
Parking	Gravel, Driveway

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Air Conditioning

Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres
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

Days on Market	50
Zoning	R2

Listing Details

Listing Office	EXP Realty of Canada Inc.(Kentville)
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Listing information last updated on November 1st, 2025 at 8:47am ADT