

\$399,900 - 22 George Street, Middleton

MLS® #202523124

\$399,900

3 Bedroom, 2.50 Bathroom, 1,263 sqft

Residential on 0.26 Acres

V3, Middleton, NS

Investment Opportunity in the Heart of the Annapolis Valley Here's your chance to own a versatile income property in charming Middleton. With three units in total, this property offers endless possibilities—rent them all for maximum income potential, or live in the beautifully renovated main home while generating revenue from the two carriage house apartments. The main house is a spacious 3-bedroom, 2.5-bath home that has been thoughtfully updated for today's lifestyle. The main level features a modern renovated kitchen with heated floors, an open-concept dining and living area, a second living room or office space, and convenient laundry. Upstairs, you'll find three comfortable bedrooms and two full bathrooms, including a primary suite with its own ensuite bath. A wraparound porch adds timeless character and plenty of space for entertaining or relaxing outdoors. The carriage house includes two one-bedroom units—an upper and a lower flat. Each offers comfortable living space, perfect for tenants or extended family. Both buildings have seen significant upgrades, including vinyl windows, heat pumps in each unit, newer roofing, added attic insulation, and basement insulation in the main home. Outside, the property offers a refreshed driveway with gravel and parking for 3+ vehicles. With all units vacant, you'll have the flexibility to set your own rental rates. Previously, the carriage house units rented for approximately \$1,200 each. Set on a quiet



street within walking distance to all of Middleton’s amenities, this property blends modern updates with strong investment potential. Whether you’re an investor or a homeowner looking to offset your mortgage, this is a fantastic opportunity in the Annapolis Valley. The square footage only includes the main house, there is an additional 2 units in the carriage house.

Essential Information

MLS® #	202523124
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,263
Acres	0.26
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 30th, 2025

Community Information

Address	22 George Street
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Middleton
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Electricity Connected
Parking	No Garage, Gravel

Interior

Interior Features	Ensuite Bath
Appliances	Range, Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless, In Floor
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding
Foundation	Block, Stone

School Information

Elementary	Annapolis East Elementary School
Middle	Middleton Regional High School
High	Middleton Regional High School

Additional Information

Days on Market	41
Zoning	RES

Listing Details

Listing Office	Coldwell Banker Maritime Realty
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Listing information last updated on October 29th, 2025 at 8:47am ADT