

\$399,000 - 12571 Highway 1, Avonport

MLS® #202523312

\$399,000

4 Bedroom, 2.50 Bathroom, 1,856 sqft

Residential on 1.31 Acres

V2, Avonport, NS

Presenting this charming family home featuring four bedrooms and two and a half bathrooms, nestled on a generous 1.31-acre lot that harmoniously blends farmhouse allure with contemporary conveniences. The main level showcases an open-concept kitchen that overlooks the expansive backfield, seamlessly leading to a covered porch ideal for enjoying breathtaking sunrises and sunsets. A spacious dining room, perfect for family gatherings, connects to a cozy living room with a fireplace that ensures warmth throughout the home. Conveniently situated on the main floor, the primary bedroom offers a walk-in closet and a four-piece ensuite bathroom, designed with accessibility in mind. Ascend to the upper level, where you'll discover a striking exposed brick chimney and vaulted ceilings, along with three additional bedrooms, a full three-piece bathroom, and ample storage space. Outside, a substantial garage adjoins a greenhouse, ready to be revitalized. The landscaped yard features numerous berry bushes and herb gardens, enhancing the natural beauty of the property. With quick access to Highway 101, you'll find yourself in Halifax in under an hour. This residence is fully prepared for immediate occupancy, featuring numerous enhancements such as upgraded electrical and plumbing systems, as well as an automatic generator. Ready to call home.



Essential Information

MLS® #	202523312
Price	\$399,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,856
Acres	1.31
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 1st, 2025

Community Information

Address	12571 Highway 1
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Avonport
County	Kings
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Gravel

Interior

Interior Features	Ensuite Bath
Appliances	Range, Dryer, Washer, Refrigerator, Other
Heating	Baseboard, Ductless, Stove
# of Stories	1
Stories	One and One Half, Two
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped
Roof	Metal

Construction	Wood Siding
Foundation	Stone

School Information

Elementary	L. E. Shaw Elementary School
Middle	Hantsport School
High	Horton High School

Additional Information

Days on Market	18
Zoning	A2

Listing Details

Listing Office	Exit Realty Town & Country
----------------	----------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on November 5th, 2025 at 12:47am AST