

\$549,900 - 529 Frasers Mountain Branch Road, Woodburn

MLS® #202523385

\$549,900

4 Bedroom, 2.00 Bathroom, 2,307 sqft
Residential on 3.00 Acres

#40, Woodburn, NS

Imagine a breathtaking sanctuary nestled in the heart of nature, where every day begins with the golden glow of sunrise and ends with mesmerizing sunsets that ignite your soul. This stunning home is perfectly positioned to bask in sunlight from dawn to twilight, offering you a living experience that feels straight out of a dream. Just minutes away from the shimmering waters of Melmerby Beach, the lush fairways of the golf course, vibrant town life, and endless recreational trails, your paradise awaits. But there's so much more to love. Set on three secluded acres of pure privacy, this home is a true haven. An attached wired and heated/coolant garage means winter mornings won't steal your time—no more scraping ice or braving the cold. Step inside to find a luminous, open-concept kitchen with an abundance of cabinetry and garden doors opening onto your private backyard oasis. Picture yourself unwinding on a tiered deck, dipping into the sparkling above-ground pool, surrounded by nature's beauty. The master suite? A true retreat, spacious, filled with natural light, featuring a walk-through closet leading to a luxurious ensuite that will make every morning feel special. Comfort is key here, with geothermal heating and cooling providing energy efficiency that cares for your wallet and the planet. In just the past year, this home has been lovingly updated, fresh paint on all walls



and woodwork throughout, and in the main floor living area, the addition of elegant crown molding, new baseboards topping the beautiful new flooring as well as a brand new main floor bathroom. A detailed update sheet is available upon request to showcase all the care and attention poured into this property. This isn't just a house , it's your future, your sanctuary, your happy place. Don't wait any longer. Call today and experience this exceptional home for yourself!

Built in 1996

Essential Information

MLS® #	202523385
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,307
Acres	3.00
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 1st, 2025

Community Information

Address	529 Frasers Mountain Branch Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#40
City	Woodburn
County	Pictou
Province	NS
Postal Code	B2H 5C4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	4
Parking	Attached, Double, Heated Garage, Wired, Gravel
# of Garages	2
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Heat Pump
Cooling	Ducted Cooling
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	F. H. Macdonald Elementary School
Middle	Thorburn Consolidated School
High	North Nova Education Centre

Additional Information

Days on Market	41
Zoning	Rural

Listing Details

Listing Office	Results Realty Atlantic Inc.
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