

\$274,900 - 1856 Highway 236, Mosherville

MLS® #202525480

\$274,900

3 Bedroom, 1.50 Bathroom, 1,373 sqft

Residential on 1.13 Acres

V1, Mosherville, NS

Set on a level 1.1-acre corner lot lined with mature trees, including pear and plum, this property offers both space and privacy. The yard is a standout feature with plenty of room for outdoor living, a tree house for the kids and space to add a garage if desired. Inside, on the main level, a bright eat-in kitchen with abundant natural light opens to the living room, making it a comfortable space for gathering. The main-level laundry could easily be relocated to the basement, creating flexibility for what was previously a 4th bedroom. A 3 piece bath is also conveniently located on this level. Upstairs, the home provides 3 bedrooms, one well suited as a home office or nursery along with a half bath for added convenience and a soaker jet tub in the primary so you can unwind at the end of your day. Recent updates add peace of mind: a brand new metal roof in 2024, vinyl siding and windows replaced within the last 10 years, updated electrical with generator panel, a new well pump in 2019 and a heat pump installed 5 years ago. Fibe internet is also available, ensuring reliable connectivity for work or play. This property combines a beautiful outdoor setting with a functional layout and thoughtful upgrades, making it ready for you to make it your new home.



Essential Information

MLS® #

202525480

Price	\$274,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,373
Acres	1.13
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 28th, 2025

Community Information

Address	1856 Highway 236
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Mosherville
County	Hants
Province	NS
Postal Code	B0N 2G0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking	No Garage, Dirt, Multiple Driveways
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Range Hood, Refrigerator
Heating	Forced Air, Furnace, Ductless
Cooling	Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Partial Landscaped, Level
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Brooklyn District Elementary School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Days on Market	15
Zoning	AR-2

Listing Details

Listing Office	Royal LePage Atlantic - Valley(Windsor)
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