

\$474,900 - 8472 West Bay Road, Sampsonville

MLS® #202513191

\$474,900

5 Bedroom, 2.00 Bathroom, 2,464 sqft

Single Family on 1.12 Acres

Sampsonville, Sampsonville, Nova Scotia

A rare find in Sampsonville, St. Petersthis beautifully maintained home blends comfort, lifestyle, and flexibility on over 1.2 acres of peaceful land. The fully finished lower level offers income potentialwhether you choose to rent it out or use it as an in-law suite for a growing family. Upstairs, youll find three spacious bedrooms, including a primary with its own private deckperfect for morning coffees or catching the sunset. A renovated full bath with a skylight brings in warm natural light, while the open living and dining areas flow onto a brand-new back deck and brick patio designed for entertaining. The lower level features two additional bedrooms, a full kitchen, full bathroom, living space, and a private entranceideal for tenants, guests, or family members looking for privacy and independence. A wired and heated 24x24 garage adds even more value with space for hobbies, parking, or storage. Pride of ownership shows throughout, with upgrades including new windows, updated kitchen flooring, a brand-new heat pump, refreshed bathroom, and new sliding door. Move-in ready and packed with potential, this home delivers space, charm, and long-term value in one inviting package (id:6289)

Built in 1989

Essential Information

Listing # 202513191



Price	\$474,900
Bedrooms	5
Bathrooms	2.00
Square Footage	2,464
Acres	1.12
Year Built	1989
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8472 West Bay Road
Subdivision	Sampsonville
City	Sampsonville
Province	Nova Scotia
Postal Code	B0E3B0

Amenities

Amenities	Golf Course, Park, Playground, Place of Worship, Beach
Features	Balcony, Level
Parking	Detached Garage, Garage, Gravel
# of Garages	2
View	Ocean view

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Cooling	Heat Pump
# of Stories	1

Exterior

Exterior	Brick, Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	The Agency Real Estate Brokerage
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Listing information last updated on October 27th, 2025 at 2:31am PDT