

\$290,000 - 500 Eustace Comeau Road, Saulnierville

MLS® #202516994

\$290,000

2 Bedroom, 3.00 Bathroom, 1,474 sqft

Single Family on 3.22 Acres

Saulnierville, Saulnierville, Nova Scotia

Visit REALTOR® website for additional information. Versatile income property or spacious family home on 3.22 acres this well-maintained duplex offers excellent flexibility & value. Currently generating \$2,200/month (including utilities) with an estimated 6.9% CAP rate, its an ideal investment or easily converted back to a single-family home. The main floor unit features an eat-in kitchen, cozy living room, full bath, laundry, storage rooms & basement/workshop access. The upper unit offers a large living room, full kitchen with dining area, 1 bedroom, 1.5 baths & its own laundry room. Recent upgrades include new windows, roof shingles, a carport, heat pumps & interior improvements. Solar panels reduce energy costs & a 60 Amp generator panel provides backup power. Located minutes from groceries, gas, banks, schools (including Université Sainte-Anne), restaurants & stunning beaches. (id:6289)

Built in 1915

Essential Information

Listing #	202516994
Price	\$290,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,474



Acres	3.22
Year Built	1915
Type	Single Family
Sub-Type	Freehold

Community Information

Address	500 Eustace Comeau Road
Subdivision	Saulnierville
City	Saulnierville
Province	Nova Scotia
Postal Code	B0W2Z0

Amenities

Amenities	Golf Course, Playground, Shopping, Place of Worship
Features	Treed
Parking	Carport, Gravel
# of Garages	1

Interior

Appliances	Range, Dishwasher, Washer, Washer/Dryer Combo, Refrigerator
Cooling	Wall unit, Heat Pump
# of Stories	2

Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Stone

Listing Details

Listing Office	PG Direct Realty Ltd.
----------------	-----------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 27th, 2025 at 8:31pm PDT