

\$345,000 - 904 Fraser Road, Princedale

MLS® #202522587

\$345,000

3 Bedroom, 2.00 Bathroom, 1,344 sqft

Single Family on 27.31 Acres

Princedale, Princedale, Nova Scotia

Welcome to this inviting and well cared for 21 year old mini home set on an expansive 27.3 acre property with flexible zoning that allows for multiple dwellings and a myriad of other uses, divided into two parcels with plenty of room for additional development if desired. The home is larger than it appears and offers a thoughtful layout with a bright and open concept kitchen and living room, a generous primary bedroom with its own ensuite bath, and a spacious sunroom or den that could easily serve as a third bedroom if needed. The second bedroom and additional full bath provide flexibility for family or guests. The large back deck was freshly resurfaced in 2024, perfect for enjoying the surrounding privacy and natural beauty. The newer metal roof will ensure low-maintenance living for many years to come. A detached two story barn/garage (40x32) with separate 200 amp electrical service (recently installed) provides excellent storage, business or workshop space. Mature trees dot the property and the rear boundary offers direct access to the East Moose River, a tranquil spot for outdoor enjoyment. The land is rich with apple, peach, and cherry trees along with blueberry and raspberry bushes and grape vines, creating opportunities for homesteading or hobby farming. Whether you are looking for a peaceful retreat, space for recreation, or potential to expand, this property delivers a rare combination of comfort and opportunity in a private natural setting. Priced to sell and can



close quickly! (id:6289)

Built in 2004

Essential Information

Listing #	202522587
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,344
Acres	27.31
Year Built	2004
Type	Single Family
Sub-Type	Freehold
Style	Mini

Community Information

Address	904 Fraser Road
Subdivision	Princedale
City	Princedale
Province	Nova Scotia
Postal Code	B0S1G0

Amenities

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship
Features	Treed, Level
Parking	Detached Garage, Garage, Gravel
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Dishwasher, Dryer, Washer, Freezer, Refrigerator
# of Stories	1

Exterior

Exterior	Vinyl
Exterior Features	Landscaped

Listing Details

Listing Office

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