



*Leaman Murray*  
REAL ESTATE GROUP

**KW SELECT REALTY**  
KELLERWILLIAMS.

**47 Maple Avenue, Wolfville, NS**









Welcome to 47 Maple Avenue! This is a cute bungalow-style home in the adorable town of Wolfville! This home has 3 Bedrooms, 1 Bathroom, with over 2,000 sq ft of living space on two levels with storage space in the basement. A beautiful home anyone would enjoy!

Clean, bright, and warm... this home has many enjoyable features such as...large windows that give off lots of natural light, wood stove, nice sized kitchen, all necessities on the main level making it easily accessible, and easy to maintain. Walking distance to the town of Wolfville. This home is a rare find!

Plenty to do in the community...--For the Golfer: 10 Min to KenWo Golf Club, which has a history dating back to the 1920's. --For the Swimmer/Beacher: Nearby many beaches such as Evangeline Beach and Avonport Beach or go for a 30 Min drive to Blomidon Provincial Park which is a Landmark in the valley.







--For Entertainment: The valley is known for its Wineries just minutes away from Lucketts Vineyard, Benjamin Bridge, Grand Pré, and many more. For those that aren't wine drinkers, take a 7 min drive down to the Gaspereau River where you can go tubing in the warmer months, or 25 mins to the Valley Drive-In Theatre... fun activities for the whole family.

Wolfville is a very desirable town in Annapolis Valley as it is home to Acadia University. This home is nearby all amenities. Take a walk down Main Street and check out lots of local restaurants, bars and shops, for everything you need and much more.









This home is close to the water which allows you to take a peaceful walk to check out the drastic rise and fall of the tides. Only 13 Min to New Minas which has more amenities, 20 Mins to the Valley Regional Hospital, and an hour to Downtown Halifax and Halifax Stanfield International Airport. Book your private viewing today!



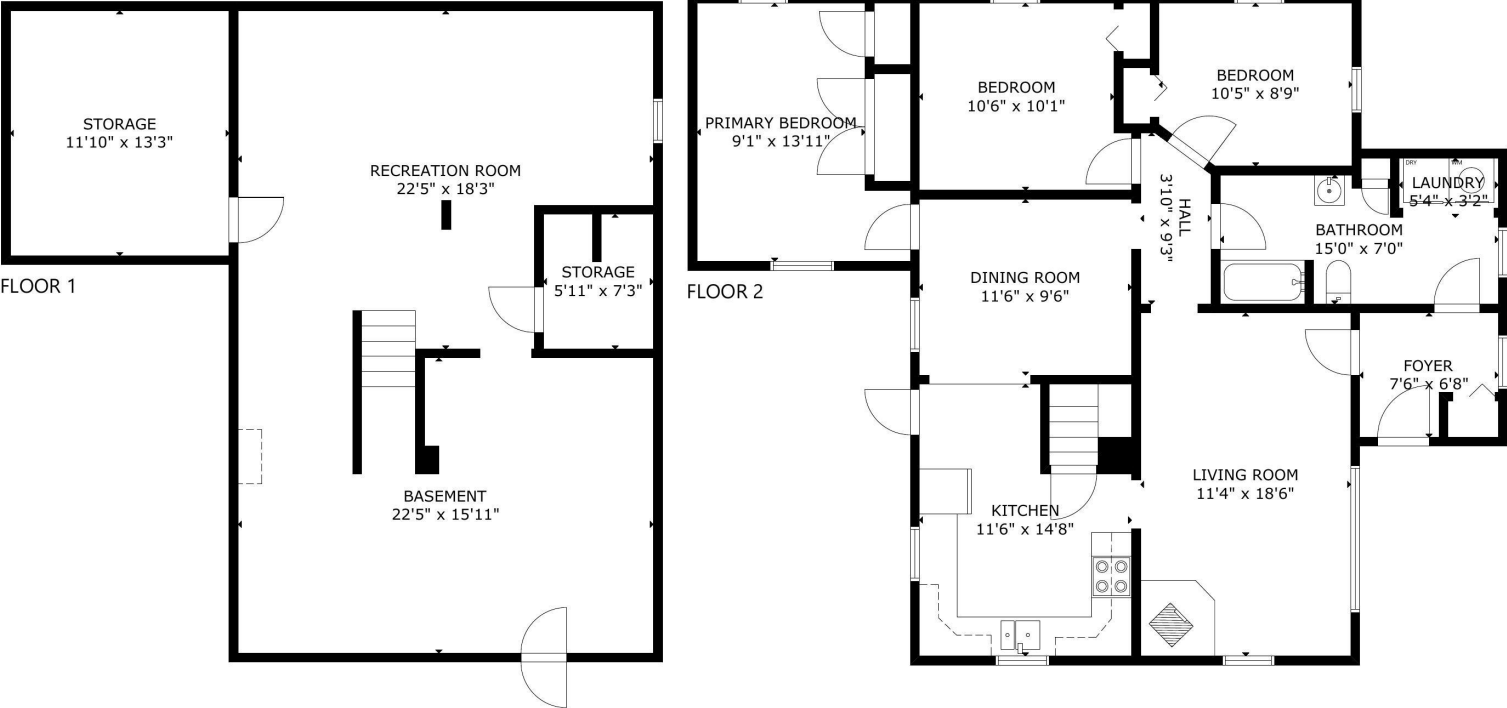
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Stacey Vries  
902-691-2595

[Stacey@LeamanMurray.ca](mailto:Stacey@LeamanMurray.ca)

[LeamanMurray.ca](http://LeamanMurray.ca)

# 47 Maple Ave, Wolfville NS B4P 2L8, CA



GROSS INTERNAL AREA  
TOTAL: 2,051 sq ft  
FLOOR 1: 941 sq ft, FLOOR 2: 1,110 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# 47 Maple Avenue

Wolfville, NS

HOODQ ADDRESS REPORT™

Leaman Murray Real Estate Group

902.292.7826

<http://www.LeamanMurray.ca>

## SCHOOLS

With so many public schools near this home, your kids can thrive in the neighbourhood.



### Wolfville School

Grades PK to 8

19 Acadia St

### Gaspereau Valley Elementary School

Grades PK to 5

2781 Greenfield Rd

### Horton High School

Grades 9 to 12

75 Greenwich Rd S

### Port Williams Elementary School

Grades PK to 5

1261 Belcher St

### Evangeline Middle School

Grades 6 to 8

9387 Commercial St

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station and a hospital within 12.14km.

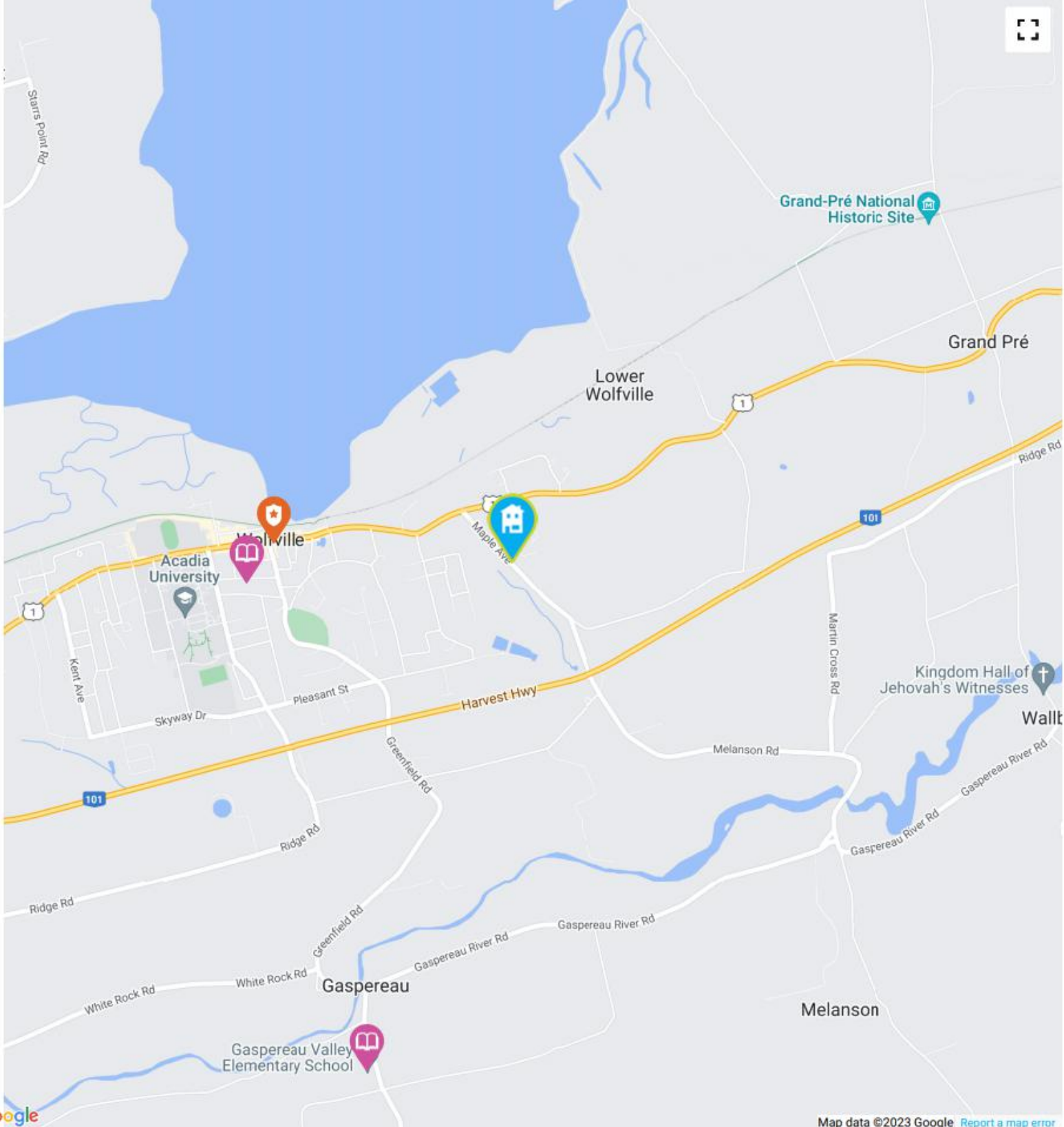
 **Valley Regional Hospital**  
150 Exhibition St

 **Police Station**  
363 Main St

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-  Elementary Schools
-  Middle Schools
-  High Schools
-  Transit
-  Safety
-  Elementary Attendance Zone
-  Middle Attendance Zone
-  High Attendance Zone
-  Parks

# HoodQ

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## A B r i e f H i s t o r y o f W o l f v i l l e

In the Annapolis Valley, nestled between mountains, the highest tides in the world and bountiful agricultural lands, you will find the Town of Wolfville. Wolfville's charm comes from both Maritime-inspired architecture, and the friendly, outdoor-loving people of all ages and abilities who call our Town "home."

The downtown core is surrounded by breathtaking landscapes, including the picturesque Harbour, that connects us to the powerful Fundy tides. Trails and Parks connect to our Main Street, supporting four seasons of mindful wandering and outdoor adventure. As the home of Acadia University, Wolfville is a proud town and gown community, where students live and learn through both hard work and good fun.

Nestled in the heart of Nova Scotia's wine country, our Town offers access to the best in locally crafted artisan food and beverage. Explore local flavours at the Wolfville Farmers' Market or spoil your tastebuds in any of our local eateries. In Wolfville, we celebrate culture with beautifully decorated public spaces, theatres, workshops, galleries, boutiques, cafés, restaurants, spiritual places, unspoilt landscapes, festivals, and fascinating craftspeople. Wolfville is situated in the Northwestern portion of Nova Scotia, along the shores of the Minas Basin which is part of the Bay of Fundy, home to the world's highest tides.







Your *Dreams* Are Within Reach



We are Rated the #1 Best Real Estate Agents in Halifax on Yelp.ca

Check out our Client Reviews on Facebook, Yelp & LeamanMurray.ca

(\*information based on MLS and Leaman Murray Statistics 2018, and Yelp.ca 10 Best Realtors in Halifax, Feb 4, 2019.  
Not intended to solicit people or properties currently under contract.