

\$314,800 - 46 Yeaholm Way, Brookside

MLS® #201604249

\$314,800

3 Bedroom, 2.00 Bathroom, 2,320 sqft

Residential on 1.20 Acres

40-B, Brookside, NS

Welcome to 46 Yeaholm Way, Brookside in the country setting of McGrath Lake Estates only minutes from Bayers Lake and Highway access. This open concept executive split entry offers many features for the discerning buyer such as vaulted ceilings, open concept design, 100% carpet free, ducted heat pump for economical heating and cooling for all seasons, expansive master on main floor, and plenty of room to grow. Just 15 minutes to many amenities and walking distance to four lakes plus a nearby community centre this makes an ideal family home on a quiet cul-de-sac. This immaculate home offers a spacious great room on the main with a propane fireplace for added ambiance, bonus of 5.1 surround sound speaker system on the main floor ideal for entertaining, deck off the dining room and a cooks working kitchen. All 3 bedrooms are spacious and offer large windows and ample closet space. The lower level of this split entry has a family recroom. Dad will love the double built-in garage with access to both storage and utility or lower level recroom. There is plenty of storage in this 2,300+ square foot home with the potential to add an additional 3 piece bathroom, plus storage. This home has been loving cared for and is ready for your family to move in and in a popular area of newer homes. If you are looking for country living with quick access to city amenities then this is the home for you.

Built in 2009



Essential Information

MLS® #	201604249
Price	\$314,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,320
Acres	1.20
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	46 Yeaholm Way
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-B
City	Brookside
County	Halifax
Province	NS
Postal Code	B3T 2K6

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Gravel
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Water Softener
Heating	Heat Pump
Fireplace	Yes
Fireplaces	Propane
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Prospect Road Elementary School
Middle	Brookside Junior High School
High	Halifax West High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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Listing information last updated on October 17th, 2025 at 8:02am ADT