

\$471,500 - 163 Ingram Drive, Fall River

MLS® #202021958

\$471,500

5 Bedroom, 3.50 Bathroom, 2,651 sqft

Residential on 0.96 Acres

30-B, Fall River, NS

Here is a splendid opportunity to own a well appointed two story family home surrounded by the natural beauty of Fall River. This 5 bedroom, 4 bathroom home is situated on a beautiful lot in an acreage community located just outside of Halifax and Dartmouth with good access to all major highways. Ingram Drive is close to life guarded lake swimming at WJCC (Windsor Junction Community Center) Many surrounding lakes provide for fishing, kayaking, walking trails and parks. Leave the car at home and explore endless outdoor fun. There is a brand new playground at the corner of Ingram and Devonport Ave. Diagonally across from the home, take a bike on a trail along lakes to a hidden gem, McDonald Sports Park and to the exclusive Cheema Aquatic Club. WTCC and Cheema both offer day camps in summer for the children. The property comes with municipal water, double garage, carport, covered veranda, garden beds, three tier back deck off the dining area and a hot tub. What about the ROOF? Not to worry, itâ€™s brand new! Done for you and provides an impeccable new look. Inside is spotless and move in ready. Stairwells, hallways and some rooms have been updated with a fresh paint. Nine foot ceilings and crown molding provide a luxurious feeling on the main level with a captivating open concept that is perfect for connecting with the family. Hardwood floor and a cozy living room with propane fireplace, heat pump and large office or den with natural light that could also be



used as a formal dining room. Upstairs also has a heat pump and boasts 4 bedrooms and a spacious main bathroom with double sinks. Master suite allows room for a king size bed, walk in closet, en suite with a custom tile shower and windows for a bright start to the day. There is still more to see downstairs which shows as an in-law or guest suite, complete with kitchen, full bathroom, bedroom plus private entrance. Book now, make your move.

Built in 2001

Essential Information

MLS® #	202021958
Price	\$471,500
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,651
Acres	0.96
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	163 Ingram Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1A4

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone
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	Connected
Parking	Attached, Carport, Gravel

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Heating	Baseboard, Fireplace(s), Ductless, Hot Water
Fireplace	Yes
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Waverley Memorial Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1b
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Listing Details

Listing Office	Enter Realty Limited
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