

\$449,900 - 37 Melody Drive, Brookside

MLS® #202218897

\$449,900

3 Bedroom, 2.00 Bathroom, 2,455 sqft

Residential on 0.38 Acres

40-B, Brookside, NS

Welcome to 37 Melody Drive, located in the family family community of Brookside. This incredibly well maintained home is sure to impress you as soon as you arrive. As you come walk through the side door you are greeted by a large foyer/mudroom that flows into a large spacious sunroom or family room area that is a great space for entertaining guests. From there you will find a wonderful kitchen and dining area with a massive living room that is perfect for unwinding after those long days at work. The home boasts 3 great size bedrooms all on the main level, providing lots of room for a growing family. The home has tons of upgrades, some of these include a new septic field installed July 2022, ductless heatpump in 2020, both bathrooms renovated within the last 5 years and the list goes on. In the basement you will find a large laundryroom and a spacious workshop. Also on the lower level you can find a walk out to the back yard, a beautiful 3 piece bathroom, large rec room along with a great kitchenette. The lower level is a great place for an in-law suite or for your older children providing them their own space. Just a short walk through the woods in the back yard you will find Yeadon Green Park along with McGrath Lake. With all of your amenities such as schools, rec centers, stores and gas stations you will never be with out, espeically with Bayers Lake and Downtown Halifax only a short drive away providing everything you could ever need. This is the home you have been waiting for,



call today to book a showing so that you don't miss out.

Built in 1974

Essential Information

MLS® #	202218897
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,455
Acres	0.38
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 10th, 2023

Community Information

Address	37 Melody Drive
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-B
City	Brookside
County	Halifax
Province	NS
Postal Code	B3T 1T3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Fireplace(s), Furnace, Ductless, Hot Water

Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Landscaped, Level
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	RA-1
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Listing Details

Listing Office	Blue List Realty Canada
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