

# \$479,900 - 40 Forestgate Drive, Eastern Passage

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MLS® #202222885

**\$479,900**

4 Bedroom, 3.00 Bathroom, 2,135 sqft

Residential on 0.17 Acres

11-B, Eastern Passage, NS

If you have been waiting for the right opportunity for a worry-free home, I believe this is it. Located in a newer subdivision of Southbrook Park, in the seaside community of Eastern Passage, this full-size split entry home has pride of ownership and care evident inside and out. Meticulously maintained by the original owners, the home features all hard surface flooring, 3 full baths, 4 bedrooms and is semi-open concept main level with your kitchen, dining, and living room area open to each other. Another big feature is the lot, 7300 sq ft backing onto a large neighbouring property that gives you the feel of living on a greenbelt. Plenty of room to garden or for the family to relax & play. This house has plenty of extra space with the attached garage, extra storage room and spacious laundry room. You have 2 ductless heat pumps for energy saving and a/c in the warmer months. Enjoy being minutes from Shearwater, newer high School, Local shopping plus the amenities in Cole Harbour & Dartmouth close by, with access to trail systems, and a short drive to Rainbow Haven Beach. Book your private viewing soon, this well-presented property should not last long.



Built in 2008

## Essential Information

MLS® # 202222885

Price \$479,900

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,135                   |
| Acres          | 0.17                    |
| Year Built     | 2008                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | December 15th, 2022     |

### Community Information

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | 40 Forestgate Drive                             |
| Area         | Halifax - Dartmouth                             |
| District     | 11-Dartmouth Woodside, Eastern Passage, Cow Bay |
| Sub-District | 11-B                                            |
| City         | Eastern Passage                                 |
| County       | Halifax                                         |
| Province     | NS                                              |
| Postal Code  | B3G 0B6                                         |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Attached, Single, Paved                                           |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet              |
| Appliances        | Range, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Ductless                            |
| Stories           | Split Entry                                    |
| Has Basement      | Yes                                            |
| Basement          | Full, Finished, Walk-Out Access                |

### Exterior

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped |
| Roof            | Asphalt                              |
| Construction    | Vinyl Siding                         |

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

### **School Information**

|            |                                  |
|------------|----------------------------------|
| Elementary | Seaside Elementary School        |
| Middle     | Eastern Passage Education Centre |
| High       | Island View High School          |

### **Additional Information**

|        |                               |
|--------|-------------------------------|
| Zoning | R-1 - RESIDENTIAL LOW DENSITY |
|--------|-------------------------------|

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Sutton Group Professional Realty |
|----------------|----------------------------------|

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Listing information last updated on October 21st, 2025 at 8:17am ADT