

# \$479,900 - 37 Ava Lane, East Uniacke

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MLS® #202223115

**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,544 sqft

Residential

105-A, East Uniacke, NS

While this property is located in an area affected by the Ban on Foreign Buyers, there are exemptions to the policy! If you are seeking a great location to call home, this is it. Just a short drive to Bedford and 30 minutes to downtown Halifax or our International Airport. Custom builder, Ramar Homes "Iris" model is ideal for both entry level buyers and those seeking the perfect balance of city and country living. Providing ample space for those with a growing family yet manageable for those downsizing. The main level features an extended front entry with double coat closet, 3 bedrooms, full bathroom, 3pc ensuite off of the primary bedroom and an open concept dining room/kitchen combo complete with island. You™ll have lots of room to stage the living area anyway you please. On the lower level, you'll find a family recreation room, 4 PC bathroom, utility room and access to built-in garage. Enjoy the convenience and efficiency of a ductless mini split located on the main level, solid surface countertops and durable laminate flooring throughout. Don™t miss you opportunity to claim this private, yet accessible development as your new home. Call to book a site visit and plan a meeting today!



## Essential Information

MLS® # 202223115

Price \$479,900

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,544                   |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | July 31st, 2023         |

### Community Information

|              |                                |
|--------------|--------------------------------|
| Address      | 37 Ava Lane                    |
| Area         | Halifax - Dartmouth            |
| District     | 105-East Hants/Colchester West |
| Sub-District | 105-A                          |
| City         | East Uniacke                   |
| County       | Hants                          |
| Province     | NS                             |
| Postal Code  | B0N 1Z0                        |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Attached, Single, Heated Garage, Wired, Gravel                    |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Central Vacuum, Ensuite Bath, High Speed Internet |
| Appliances        | None                                              |
| Heating           | Baseboard, Ductless                               |
| Stories           | Split Entry                                       |
| Has Basement      | Yes                                               |
| Basement          | Partially Finished                                |

### Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | 1 to 2.99 Acres    |
| Roof            | Asphalt            |
| Construction    | Vinyl Siding       |
| Foundation      | Concrete Perimeter |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Uniacke District School |
| Middle     | Uniacke District School |
| High       | Avon View High School   |

**Additional Information**

|        |    |
|--------|----|
| Zoning | R1 |
|--------|----|

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Engel & Volkers |
|----------------|-----------------|

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Listing information last updated on October 20th, 2025 at 10:47pm ADT