

\$1,275,000 - 63 Carmel Crescent, Fall River

MLS® #202223277

\$1,275,000

5 Bedroom, 3.00 Bathroom, 4,142 sqft

Residential on 1.40 Acres

30-A, Fall River, NS

Welcome to 63 Carmel Cres in Fall River, Lakefront Living at its finest! This custom-built luxury family home sits on 1.4-acre landscaped property with 245 feet of water frontage on tranquil St. Andrews Lake which you can enjoy year-round. If you are looking for an executive home on a family-friendly quiet street, seconds to the park, minutes to amenities, and in one of the most sought-after school districts in HRM, then this is the one! The water frontage provides the ideal lifestyle as you can enjoy swimming, kayaking, & fishing in the Summer from the two docks, as well as skating and snowshoeing in the winter. As you cross the covered verandah and enter the main floor, the large front foyer leads to the spacious dining room. The stunning custom kitchen is sure to impress the culinary enthusiasts as it features quartz countertops, an eating bar, huge pantry, and high-end appliances including a gas range, dual wall ovens, and a double fridge/freezer. The eating area leads to the huge back deck, which is the perfect space to entertain family & friends at Summer BBQs, or simply relax by the firepit. The living room features a cozy wood burning stove and leads to the family room. The combination laundry room/mud room with custom built cabinetry, two-piece bathroom, and a double car garage completes the main floor. The upstairs landing with reading nook leads to the incredible primary bedroom retreat. The huge bedroom features a luxurious ensuite with a walk-in shower,



soaker tub, and two sinks. The spacious dressing room/closet has to be seen to be appreciated. It has custom built in cabinets, bookshelves, storage and an open space that can be used as an office or exercise space. Three additional bedrooms and a full bath complete the upper level. The lower floor has a great rec room/ games room with a walk out to the lower-level deck with a hot tub, a 5th bedroom and an extra-large workshop with double doors that open to the back yard! A terrific find for \$1.275m!

Built in 2015

Essential Information

MLS® #	202223277
Price	\$1,275,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	4,142
Acres	1.40
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 15th, 2023

Community Information

Address	63 Carmel Crescent
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-A
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1Y8

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Wired, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Propane Cooktop, Electric Oven, Dishwasher, Dryer, Microwave, Refrigerator, Water Purifier, Water Softener
Heating	Heat Pump
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Ash Lee Jefferson Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
--------	------

Listing Details

Listing Office	Royal LePage Atlantic
----------------	-----------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources

deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on October 23rd, 2025 at 12:32am ADT