

\$724,900 - 84 Fletcher Drive, Fall River

MLS® #202223970

\$724,900

6 Bedroom, 3.00 Bathroom, 3,602 sqft

Residential on 0.78 Acres

30-D, Fall River, NS

Welcome to Fletcher Drive! One of the most convenient locations in desirable Fall River. This oversized bungalow with water frontage on the historic Shubie Canal is fully finished on both levels. The main level is great for entertaining with a large eat in kitchen plus a formal dining room. You will also find three bedrooms including a large primary bedroom with an ensuite bath and laundry. The spacious primary bedroom can easily accommodate a king size bed. An updated full bath completes the level. The lower level contains a spacious secondary suite with its own ground level entrance. Here you will find three additional bedrooms, a full bath, separate laundry room and a second full kitchen. It's an ideal space for extended family members or Airbnb potential. Oversized windows on both levels provide lots of natural light. There are two paved driveways which hold up to four vehicles plus an attached double garage. Extensively updated over the last five years including a new septic system, new roof sheathing and shingles, ductless heat pumps, hot water heater, oil tank, decks, 200amp electrical panel, generator panel and more. This large flat lot is landscaped to the water's edge with your very own private pebble beach area. If you're looking for a space to relax and unwind, this park-like setting would be worth a visit. Located 10 minutes to Halifax International Airport and Bedford. Only 15 minutes to Halifax and Dartmouth. Within easy walking distance to



schools and shopping. Canoe or kayak from your own backyard. Much larger than it appears from the street, this unique property has to been seen to be appreciated. There is an appraisal on file for \$750,000 plus the sellers have since installed a new septic system. There is good value for your money with this property. For additional photos and video tour please visit <https://tour.snaphouss.com/84-fletcher-drive> or click on the Multimedia button on Realtor.ca

Built in 1977

Essential Information

MLS® #	202223970
Price	\$724,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,602
Acres	0.78
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 23rd, 2022

Community Information

Address	84 Fletcher Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1J2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Attached, Double, Paved, Single
# of Garages	2
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	Central Vacuum, Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Central Vacuum, Electric Range, Dishwasher, Dryer - Electric, Washer, Range Hood, Refrigerator, Water Softener
Heating	Baseboard, Furnace, Ductless, Hot Water
Fireplace	Yes
Fireplaces	Wood Burning Stove, Electric
Has Basement	Yes
Basement	Crawl Space, Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Holland Road 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	Exit Realty Metro
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Listing information last updated on October 22nd, 2025 at 9:17pm ADT