

\$625,000 - 277 Joan Drive, Beaver Bank

MLS® #202226722

\$625,000

4 Bedroom, 3.50 Bathroom, 2,426 sqft

Residential on 1.83 Acres

26-B, Beaver Bank, NS

Welcome to 277 Joan Dr, this two story home will not disappoint. Located in Monarch Estates which is a wonderful family oriented neighbourhood. Enjoy the luxury of living in a rural area surrounded by trees and privacy on almost 2 acres of land while only being mins to the city. It is close to great schools, parks, trails, and all of the other amenities you would want. Enter into a spacious foyer with the living room featuring a propane fireplace to one side and the dinning to the other. The kitchen is at the heart of the home and is bright and spacious featuring a pantry, movable island, tons of cabinets and counter space. The patio doors will take you to a good sized deck overlooking the backyard, ideal for your morning breakfast and coffee. Finishing this level is a 2p bath and fully equiped laundry room. Upstairs you will be swept away with the primary bedroom and ensuite with walk in closet. Two more good sized rooms and another full bath complete this level. Downstairs features an independent area that consists of a living room , a bedroom and a 3 p bath. This sapce could be the ideal situation for in-laws, teenage children, or hosting international students. The whole home is flooded with natural light all day long. Take in the summer months by the above ground pool or hang out by the stone fireplace under the gazeboo. You could have lunch in the garden on the lower deck or hold social events on the large 28 ft wooden terrace. Some of the recent upgrades include new roof and leaf protection



added to the gutter system both installed 2019, appliances, all new lighting throughout, all of the bathrooms have new fixtures, counters and sinks, lots of landscaping completed and more ask for the full list of renos completed since 2017 found under the docs tab. This home has lots to offer so check out the virtual tour and put it on your list to see right away.

Built in 2002

Essential Information

MLS® #	202226722
Price	\$625,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,426
Acres	1.83
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 1st, 2023

Community Information

Address	277 Joan Drive
Area	Halifax - Dartmouth
District	26-Beaverbank, Upper Sackville
Sub-District	26-B
City	Beaver Bank
County	Halifax
Province	NS
Postal Code	B4E 3J4

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone
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	Connected
Parking Spaces	1
Parking	Single, Garage, Paved
# of Garages	1
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer - Chest, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Middle	Harold T Barrett Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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Listing information last updated on October 12th, 2025 at 9:47am ADT