

\$399,900 - 368 Eddy Drive, East Dalhousie

MLS® #202301555

\$399,900

2 Bedroom, 1.00 Bathroom, 952 sqft

Residential on 3.40 Acres

V3, East Dalhousie, NS

Have you dreamed of living on a lake year-round? Now is your chance to make that dream a reality! Welcome to 368 Eddy Drive, located on peaceful Lower Lake Sixty. This new construction home has so much to offer, and is ready for you to move in and start enjoying lake life right away. A well-planned layout means there is no wasted space, and plenty of storage. The cheerful kitchen is a delight to work in, featuring a large island, 4 appliances including a built-in beverage fridge, attractive glass door cabinetry, and a large pantry unit with pull outs. Two equal size bedrooms with double closets share a fresh 3pc bath, which leads to a separate laundry/utility room ideal for keeping things organized and clutter free. Stay efficiently comfortable in any season with the cozy woodstove, ductless heat pump, and baseboard back up. But let's get real, you're going to want to spend all our time outdoors at this private oasis! The expansive 3.4-acre lot and 250' of sandy waterfrontage makes this the perfect venue for hosting all your family and friends. A covered front deck and screen room are sure to be fan favorites, along with the included floating raft, extensive dock, and firepit area. Guest camper ready with septic ports and 30- & 50-amp plugs. Feeling creative? The XL 30x40 shop is fully insulated, offers lots of 20amp plugs + great lighting, another woodstove and in floor heating! Additional outbuildings include an insulated + heated shed, a small bunkie close



to the lake, woodshed, and a newer sea-can measuring 40â€™™ long x 8â€™™ wide and 9â€™™ high. Fiber-op internet is available for those who work from home and a convenience store/gas bar is just down the road. Additional furnishings are available to purchase, so just pack your fishing rod and a pair of swim trunks and you will be good to go with this special gem!

Essential Information

MLS® #	202301555
Price	\$399,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	952
Acres	3.40
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 11th, 2023

Community Information

Address	368 Eddy Drive
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	East Dalhousie
County	Annapolis
Province	NS
Postal Code	B0R 1H0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Detached, Triple, Heated Garage, Wired, Double, Gravel

# of Garages	3
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Dock
Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped, Wooded
Roof	Fiberglass
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Zoning	GD
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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Listing information last updated on October 13th, 2025 at 9:32am ADT