

\$689,000 - 28 Confederation Avenue, Fall River

MLS® #202302706

\$689,000

4 Bedroom, 3.50 Bathroom, 3,290 sqft

Residential on 1.44 Acres

30-B, Fall River, NS

Come home to this splendid, well designed 4 bedroom executive home located on a large private lot in the popular and desirable neighbourhood of Fall River. As you enter this classic home, you'll be greeted by a large foyer leading to the spacious main floor family room with vaulted ceilings and propane fireplace. An adjacent separate dining room is the perfect spot to host friends and family and leads into a sleek, newly renovated kitchen with quartz countertops and new appliances, a convenient breakfast bar and a separate dining nook for your morning coffee. An additional sunken family room is a warm and cozy spot just off the kitchen area and ideal for everyday use with another propane fireplace and a ductless heat pump. A versatile, additional room, currently used as an office space, a half bath, mud room and laundry room as well as new flooring throughout the main level and a warm and inviting neutral colour palette complete the main level of this well-built home. Upstairs, there are 4 good sized bedrooms, the master features a soaker tub and walk in shower. All rooms are light and bright with plenty of storage space. A potential 5th bedroom which is currently being used as a second office and a full bathroom complete this upper level. The partially finished lower level, with ceramic tiling throughout is an additional space for the growing family with a recreation room, a propane fireplace, a full bath and another separate room offering a multi functional space. Situated on 1.5 acre of



land and backing onto trees and woodland youâ€™ll be close to all the conveniences of Fall River but experience everything semi rural life has to offer. With outstanding schools, a great sense of community and amenities, this home has it all and is waiting for a new family to call home.

Built in 1992

Essential Information

MLS® #	202302706
Price	\$689,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,290
Acres	1.44
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 17th, 2023

Community Information

Address	28 Confederation Avenue
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1M9

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Attached, Double, Gravel
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless, In Floor, Radiant
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Sloping/Terraced, Wooded
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	R1-a
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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