

\$850,000 - 79 Aberdeen Drive, Fall River

MLS® #202303371

\$850,000

5 Bedroom, 3.50 Bathroom, 4,845 sqft

Residential on 3.28 Acres

30-B, Fall River, NS

Welcome to 79 Aberdeen Drive, a stunning custom home situated in the desirable community of Fall River. This incredible property offers 5 bedrooms, 3.5 bathrooms, and a spacious living area, all spread across over 4,800 square feet. As you enter the home, you'll be greeted by an open-concept layout that's perfect for entertaining. The living room features large windows that let in an abundance of natural light. The kitchen is complete with granite counter tops and stainless steel appliances, including 2 ovens for double the baking in half the time! The main floor also includes a bright dining room, laundry room, and a half bath for convenience. Head over to the newly refinished stairs (2023) that will take you upstairs to the bedrooms and full bath. You'll love the primary bedroom, with its own private en suite and hidden office for when you need quiet time away from the family. When it's time to relax, the basement is the perfect cozy spot with new carpet (2022) and wood stove. Have guests staying over? The fifth bedroom and full bath in the basement give them a home away from home. As if this home didn't already check all of the boxes, the 3.3 acre lot features an in-ground pool for those hot summer days and a bridge that takes you to the lake front, perfect for kayaking! Other notable features of this home include hardwood flooring, a large back deck overlooking the large backyard, and a two-car garage. Recent upgrades to the home include the large shed for extra storage, new roof,



lamine flooring in the bedrooms, new pool pump, and the list goes on. Conveniently located just minutes from local shopping, dining, and entertainment options, this home offers the ideal combination of privacy and charm. Don't miss out on the opportunity to make 79 Aberdeen Drive your new home!

Built in 2009

Essential Information

MLS® #	202303371
Price	\$850,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,845
Acres	3.28
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 11th, 2024

Community Information

Address	79 Aberdeen Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 0H1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4

Parking	Attached, Double, Paved
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Cooktop, Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Heat Pump, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, 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	R-1B
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Listing Details

Listing Office	Exit Realty Metro
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