

\$569,000 - 74 Sun Key Drive, Eastern Passage

MLS® #202303561

\$569,000

3 Bedroom, 3.00 Bathroom, 2,207 sqft

Residential on 0.15 Acres

11-B, Eastern Passage, NS

This beautiful house is located at the end of Eastern Passage, in a quiet neighbourhood, with breathtaking ocean views. It is just 25 mins to downtown Halifax, 15 mins to nearest mall, 3 mins to elementary school, 12 mins to the amazing Rainbow Haven Beach. The house is finished in a high-quality standard, hardwood floors with modern appliances and light fixtures. Nu-Air Ventilation System, heated floors give you a comfort feeling with warmth even on ceramic tiles. The propane fireplace in living room creates a cozy atmosphere. As you enter the house through a covered porch, you'll have a dining room to the left side and a bedroom/office to the right side. Further ahead, you have the door leading to the basement. Moving ahead you have a large open kitchen, eating area and a living room with a lovely propane fireplace. On the right from the living room, you can head to the second floor on hardwood stairs. Directly from the kitchen/living area you can enjoy the large, sunny deck where you can watch ships heading to the Halifax harbour, as well as the Devil's Island. You can admire every sunrise and sunset from the beautiful master bedroom that is facing the ocean with a large 5pc ensuite bathroom (with a hydrotherapy shower), separate washroom and a large furnished walk-in closet. The second-floor shares space with two big bedrooms facing each other overlooking a big playground in front and a 4pc bathroom. As you head to the basement you enter a large,



hardwood/carpeted area with heated flooring, currently serving as a gym (but can have a variety of uses; party/movie room) and a separate large laundry/storage area with its own washroom (with floor heating but no carpet). In front of the stairs, you will also see a separate back entrance leading to the backyard and a mini deck covered by the upper deck.

Essential Information

MLS® #	202303561
Price	\$569,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,207
Acres	0.15
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 2nd, 2023

Community Information

Address	74 Sun Key Drive
Area	Halifax - Dartmouth
District	11-Dartmouth Woodside, Eastern Passage, Cow Bay
Sub-District	11-B
City	Eastern Passage
County	Halifax
Province	NS
Postal Code	B3G 1R9

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

View	Harbour, Ocean
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Interior

Interior Features	Central Vacuum, Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Stove, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), In Floor, Radiant
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Rolling Slope
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Seaside Elementary School
Middle	Eastern Passage Education Centre
High	Island View High School

Additional Information

Zoning	R-3/R-1 - RESIDENTIAL LOW DENSITY
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Listing Details

Listing Office	Sutton Group Professional Realty
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Listing information last updated on October 21st, 2025 at 8:02pm ADT