

# \$849,900 - 807 Riverside Road, Fort Ellis

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MLS® #202304916

**\$849,900**

3 Bedroom, 3.50 Bathroom, 2,993 sqft

Residential on 5.09 Acres

N/A, Fort Ellis, NS

Nestled on 5+ acres of prime riverfront property, this bungalow awaits its next family to call it home. Only 5 mins from charming Stewiacke & Hwy access, this slice of paradise is a quick 28 min jaunt to Halifax Airport & 45 mins to Halifax. Quality reigns supreme with top-of-the-line ICF construction, Steffes ETS furnace with in-floor heat on both levels & solar panels for energy efficiency. The heart of the home is the great room, complete with a propane fireplace & floor-to-ceiling windows bringing the beauty of outdoors in. The dinette area's patio door leads to a large sun deck, perfect for savouring morning coffee & watching the tide come in & out in the Shubenacadie River. The sleek kitchen features quartz countertops, stainless steel appliances, walk-in lighted pantry & island. There is newly installed flooring throughout the main level. Off the kitchen you will also find a formal dining room, mudroom, half bath, & laundry room with front load washer & dryer. The double heated garage with workshop/storage room is accessed off of the mud room. The primary suite exudes elegance with large windows, walk-in closet, & a stunning 3 pc ensuite with walk-in glass/tiled shower. Another spacious BR & 3 pc bath complete the main level. The lower level finish is all above grade & offers a spacious family room with a bay of windows, electric fireplace & walk-out to the lower patio & backyard. The 3rd BR & bath with walk-in shower provide space for guests. The storage space, utility



room, central vac & workshop with basement walk-out offer convenience. The house is wired for a generator, ensuring you're never left in the dark. Outside, find a storage shed, double driveway & ample space for gardening & taking in the stunning views of rolling hills & river. Follow the trails down to the river, the perfect spot for summer bonfires. Don't miss your chance to own a piece of paradise close to all the amenities you need.

Built in 2005

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202304916               |
| Price          | \$849,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 2,993                   |
| Acres          | 5.09                    |
| Year Built     | 2005                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | May 26th, 2023          |

**Community Information**

|              |                                |
|--------------|--------------------------------|
| Address      | 807 Riverside Road             |
| Area         | Northern Region                |
| District     | 104-Truro/Bible Hill/Stewiacke |
| Sub-District | N/A                            |
| City         | Fort Ellis                     |
| County       | Colchester                     |
| Province     | NS                             |
| Postal Code  | B0N 2J0                        |

**Amenities**

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Utilities      | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4                                                                          |
| Parking        | Attached, Double, Heated Garage, Wired, Gravel                             |
| # of Garages   | 2                                                                          |
| View           | River                                                                      |
| Is Waterfront  | Yes                                                                        |
| Waterfront     | River Front                                                                |

### **Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Ensuite Bath, High Speed Internet                                                |
| Appliances        | Electric Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer, Microwave, Water Softener |
| Heating           | Electric, Ductless, In Floor                                                                     |
| Fireplace         | Yes                                                                                              |
| Fireplaces        | Propane                                                                                          |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Partially Finished, Walk-Out Access                                                        |

### **Exterior**

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| Lot Description | 3 to 9.99 Acres, Cleared, Landscaped, Level, Sloping/Terraced, Wooded |
| Roof            | Asphalt                                                               |
| Construction    | Vinyl Siding                                                          |
| Foundation      | Insulated Concrete                                                    |

### **School Information**

|            |                                   |
|------------|-----------------------------------|
| Elementary | Winding River Consolidated School |
|------------|-----------------------------------|

### **Additional Information**

|        |      |
|--------|------|
| Zoning | NONE |
|--------|------|

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Fairlane Realty |
|----------------|------------------------|

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Listing information last updated on October 23rd, 2025 at 9:02am ADT