

# \$659,900 - 17 Memorial Lane, Waverley

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MLS® #202305262

**\$659,900**

3 Bedroom, 3.00 Bathroom, 2,562 sqft

Residential on 0.22 Acres

30-A, Waverley, NS

Welcome home to 17 Memorial Lane. This beautiful, move in ready 2 storey home has tons to offer! Convenient location, walking distance to schools, the lake and minutes from amenities. With tasteful decor/color palette, modern finishes and an open concept design, this home is great for the whole family and entertaining friends and family! As you pull into the large paved driveway, take note of the double attached garage, the private deck and large backyard. Inside enter via the large foyer, on the main level is the large open concept kitchen with granite countertops and large centre island, pantry and tons of storage, with dining room and living room all with tons of natural light, a garden door leads to your private deck area. Conveniently located on the main level is the laundry room and 2 pc powder room. Upstairs is the primary bedroom with walk in closet, spa inspired 4 pc ensuite along with 2 good size bedrooms and a 4 pc bath. Tons of natural light in all the rooms. Downstairs is a rec room with lots of space for a fitness area/ home office etc along with a 2 pc powder room and mudroom that enters your double attached garage, great for unloading children, groceries etc. With a walk out to your large landscaped backyard. The home has 2 ductless heat pumps, in floor propane radiant heat. Call today for your private showing. Check out the Virtual tour!

Built in 2016



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202305262               |
| Price          | \$659,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 2                       |
| Square Footage | 2,562                   |
| Acres          | 0.22                    |
| Year Built     | 2016                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | June 29th, 2023         |

## Community Information

|              |                                   |
|--------------|-----------------------------------|
| Address      | 17 Memorial Lane                  |
| Area         | Halifax - Dartmouth               |
| District     | 30-Waverley, Fall River, Oakfield |
| Sub-District | 30-A                              |
| City         | Waverley                          |
| County       | Halifax                           |
| Province     | NS                                |
| Postal Code  | B2R 1K2                           |

## Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Utilities      | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                          |
| Parking        | Attached, Double, Heated Garage, Paved                                     |
| # of Garages   | 2                                                                          |

## Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                          |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator |
| Heating           | Baseboard, Ductless, In Floor                              |
| # of Stories      | 2                                                          |
| Stories           | 2 Storey                                                   |
| Has Basement      | Yes                                                        |

Basement                      Full, Finished, Walk-Out Access

**Exterior**

Lot Description              Under 0.5 Acres, Cleared, Landscaped, Level  
Roof                              Asphalt  
Construction                Vinyl Siding  
Foundation                  Concrete Perimeter

**School Information**

Elementary                  Waverley Memorial Elementary School  
Middle                         Georges P Vanier Junior High School  
High                             Lockview High School

**Additional Information**

Zoning                         R1

**Listing Details**

Listing Office                RE/MAX Nova

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