

\$489,900 - 161 Briarwood Drive, Eastern Passage

MLS® #202305793

\$489,900

3 Bedroom, 2.00 Bathroom, 1,683 sqft

Residential on 0.14 Acres

11-B, Eastern Passage, NS

Welcome to Briarwood Drive! This well maintained Baby Split has location down pat. On a bus route, minutes to Shearwater, walking distance to schools from P to 12. A hop, skip, and jump to the Woodside Ferry Terminal. Minutes to the Circ (aka 111) that will take you to Shopping, Burnside, or Halifax if you don't fancy the boat ride. Like the beach? Conrad's is just a few minutes away. Like bigger beaches? Rainbow Haven is just a ways down the road. Around the yard, HUGE paved driveway. Park your RV or invite your 8 closest friends over for a BBQ on the 12' x 14' deck (new 2020). Detached garage has space for a car and a couple motor bikes plus there is a loft that is accessed with a wnech lift/drop step. Big backyard takes just enough time to mow on the weekend, not to worry about that green space just beyond, the other two neighbours have a big side yard that you have the benefit of. Inside the home the coat closet is on the lower level and it's pretty spacious with extra storage in the back. Living room, dining room, hallways upstairs have hardwood floors. This space is kept comfortable year round with the heat pump installed last year. 4pc bathroom, primary bedroom, and second bedroom round off the space on the main level, 900 sq ft of living space. Lower level has a 2nd fully renovated 3pc bathroom/laundry, and another bedroom. The big, big family room has a wood stove and a heat pump. Workshop on this level has a walk out to the back yard & the garage. Book your



viewing today, this is the one you've been waiting

Built in 1986

Essential Information

MLS® #	202305793
Price	\$489,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,683
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 20th, 2023

Community Information

Address	161 Briarwood 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 1B2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, 1.5, Wired, Double, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless

Stories	Split Entry
Has Basement	Yes
Basement	Full, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
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-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	RE/MAX NOVA (Windsor)
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Listing information last updated on October 21st, 2025 at 8:17am ADT