

# \$549,900 - 10 Karoline Drive, Lower Sackville

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MLS® #202305960

**\$549,900**

4 Bedroom, 2.50 Bathroom, 2,276 sqft

Residential on 0.17 Acres

25-F, Lower Sackville, NS

Located in family friendly Armcrest Estates, this well maintained 2 storey home has plenty of room for the family plus a separate in-law suite that would be great for any extended family! The main floor has new laminate throughout, with both a family room and a separate living room (or an excellent home office), a spacious and bright kitchen/dining room and garden doors to the deck which offers an expansive view and incredible sunsets, and a side entrance with a mudroom area and a convenient half bath/laundry. Upstairs you'll find new vinyl plank flooring in all the bedrooms and hall, a large primary bedroom with 2 walk-in closets, 2 other good sized rooms and a full bath. The lower level features an in-law suite with a full kitchen/dining area, living room, bedroom, full bath, laundry and a separate entrance, perfect for extended family or could be used to generate income as an AirBnB. There are great options for enjoying the quiet neighbourhood: sitting on the covered verandah out front, relaxing on the main level deck out back, or enjoying the patio on the lower level. As well, there's a large wired shed with plenty of space to work on your projects and store your garden tools or patio furniture. This is an extremely efficient home with an EnerGuide rating of 65 (better than many new homes) and excellent upgrades in 2022 like a ducted heat pump, ETS units, EV car charger, and 2 x 200 amp panels - too many upgrades to include, please ask for the full list. Don't



delay - this is a great family home in a wonderful area!

Built in 1995

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202305960               |
| Price          | \$549,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,276                   |
| Acres          | 0.17                    |
| Year Built     | 1995                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | May 11th, 2023          |

**Community Information**

|              |                     |
|--------------|---------------------|
| Address      | 10 Karoline Drive   |
| Area         | Halifax - Dartmouth |
| District     | 25-Sackville        |
| Sub-District | 25-F                |
| City         | Lower Sackville     |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B4C 4B8             |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | No Garage, Double, Paved                                          |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Secondary Suite, High Speed Internet                                  |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Microwave, Range Hood, Refrigerator |

|              |                                 |
|--------------|---------------------------------|
| Heating      | Baseboard, Electric, Heat Pump  |
| # of Stories | 2                               |
| Stories      | 2 Storey                        |
| Has Basement | Yes                             |
| Basement     | Full, Finished, Walk-Out Access |

### **Exterior**

|                 |                                               |
|-----------------|-----------------------------------------------|
| Lot Description | Under 0.5 Acres, Landscaped, Sloping/Terraced |
| Roof            | Asphalt                                       |
| Construction    | Vinyl Siding                                  |
| Foundation      | Concrete Perimeter                            |

### **School Information**

|            |                                  |
|------------|----------------------------------|
| Elementary | Smokey Drive Elementary School   |
| Middle     | Leslie Thomas Junior High School |
| High       | Sackville High School            |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | CDD |
|--------|-----|

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|

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Listing information last updated on November 4th, 2025 at 10:02pm AST