

\$687,000 - 86 Ingram Drive, Halifax

MLS® #202306824

\$687,000

4 Bedroom, 3.50 Bathroom, 2,915 sqft

Residential on 1.17 Acres

30-B, Halifax, NS

Welcome to 86 Ingram Drive! This beautiful 4 bedroom, 3.5 bath two-story home sits on a fairy tale lot in Fall River Village. Over 1 acre, the lot offers the ultimate in privacy with no neighbour to one side, and walking distance to parks and lakes in a family friendly neighbourhood. The front entry provides a bright open space with access to the living room or dining room to each side, or head straight down the hall, past the convenient powder room, into the expansive updated kitchen. With an island, granite countertops, stainless-steel appliances, and backsplash it's a chef's dream. While cooking, entertaining is a breeze with the open concept living room right next door, complete with a woodstove to keep you toasty all winter and ductless heat pump to keep you cool all summer! Behind the custom-made barn door is a huge mudroom with back entry access to the main level, and attached double car heated and wired garage, the luxurious brand-new composite deck is perfect for summer grill nights. Upstairs you'll find a massive primary bedroom with walk in closet and three-piece ensuite. Two other good-sized bedrooms and full bath complete this floor. This level has ducted and ductless mini splits for efficient heating and cooling all year round. On the lowest level is another large bedroom, beautifully updated full bath, laundry, storage, and a fantastic rec room with convenient wet bar. French doors provide a walkout to the driveway on this level. This home has so much



space for the whole family’s needs, is on city water and offers many updates. If Fall River is calling, this house could be your perfect match!

Built in 1999

Essential Information

MLS® #	202306824
Price	\$687,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,915
Acres	1.17
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 18th, 2023

Community Information

Address	86 Ingram Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B2T 1A4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Gravel, Multiple Driveways
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Electric, Heat Pump, Ductless, In Floor, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Rolling Slope, Wooded
Roof	Asphalt
Construction	Wood 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
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on November 4th, 2025 at 10:17pm AST