

\$639,000 - 6 Devonport Avenue, Fall River

MLS® #202307891

\$639,000

4 Bedroom, 2.50 Bathroom, 2,268 sqft

Residential on 0.92 Acres

30-B, Fall River, NS

Just Reduced! New price reflects seller's acknowledgement that buyers may want to build a garage. This 4 bedroom, 3 bathroom home with full walk-out basement and a big private well-treed yard sits in the heart of Fall River Village. You will feel like you've come home as soon as you walk through the door! With lifetime wood shingles and custom built by the current owners, it has enjoyed many updates over the years. The brand new custom kitchen opens to a breakfast bar and dining area, making it the perfect place for youngsters to do their homework while mom or dad are prepping meals. The back deck is a 3 season sanctuary, entertainment area and family gathering place. In mid-summer you The cozy living room with fireplace is an inviting place to snuggle with a book and glass of wine, or host family and friends. The basement with full walk-out to a back patio area will be your teenager's favourite hiding place! It offers a large bedroom, den / office, rec room and laundry room that could be converted to include a bathroom. The plumbing for bathroom conversion has already been roughed in. The zoning of R1-B allows for a legal apartment or in-law suite and would also permit the building of a double car garage. There is a perfect spot for one on the driveway side of the house. Devonport is a low-traffic quiet street with municipal water, offering the best of both worlds - country living with city water! Residents of this community have guaranteed private access to Third Lake



and use of the LWF Community Centre with playground, ballfield and beach. Devonport is surrounded by several other parks and trails ideal for biking, hiking and cross-country skiing and it is close to all amenities with great schools, community services and quiet neighbourhoods. Be sure to watch the 360 degree virtual tour! (video tab)

Built in 1994

Essential Information

MLS® #	202307891
Price	\$639,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,268
Acres	0.92
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 15th, 2023

Community Information

Address	6 Devonport Avenue
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1A4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking No Garage, Double, Paved
Waterfront Lake Privileges, Access: Public

Interior

Interior Features Ensuite Bath, High Speed Internet
Appliances Water Heater, Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator/Stove Combo
Heating Baseboard, Fireplace(s), Forced Air, Furnace
Fireplace Yes
Fireplaces Fireplace(s)
of Stories 2
Stories 2 Storey, Two
Has Basement Yes
Basement Full, Finished, Walk-Out Access

Exterior

Lot Description 0.5 to 0.99 Acres, Cleared, Landscaped, Rolling Slope, Wooded
Roof Asphalt
Construction Shingle 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 R-1B

Listing Details

Listing Office Viewpoint Realty Services Inc.

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 22nd, 2025 at 8:47pm ADT