

# \$549,900 - 158 Leslie Road, East Lawrencetown

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MLS® #202308248

**\$549,900**

1 Bedroom, 1.00 Bathroom, 884 sqft

Residential on 1.60 Acres

31-A, East Lawrencetown, NS

Opportunity awaits! This Lawrencetown beauty with million dollar views each and every day offers so much upside it will make your head spin. This one of a kind waterfront property currently functions as a year round cash flowing Air B and B with an excellent following and repeat clientele. It boasts 143' of pristine Lawrencetown shore frontage and 1.6 acres of pure open canvas where you could add on to the existing building or build your dream home that sits nestled beside your beach house or nanny suite? If you really want to maximize your dollar the possibility to subdivide the property exists to fully realize its value. The existing building has been extensively renovated including: upgraded insulation levels, additional wiring and plumbing, all new interior finishes, new windows and doors, siding, roof is 10 years old, new front steps and a fully redone rear patio with pergola. No stone was left unturned as it even has a new septic tank and field that is expandable to allow for another building to tie into the system. This property truly symbolizes coastal living while being incredibly located within walking distance to Lawrencetown beach and numerous hiking and ATV trails. All amenities including surf shops, restaurants, retail, pharmacy and grocery are just minutes away in either Cole Harbour or Porter's Lake. Don't miss this one of a kind opportunity!

Built in 1959



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202308248               |
| Price          | \$549,900               |
| Bedrooms       | 1                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 884                     |
| Acres          | 1.60                    |
| Year Built     | 1959                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | August 4th, 2023        |

## Community Information

|              |                                          |
|--------------|------------------------------------------|
| Address      | 158 Leslie Road                          |
| Area         | Halifax - Dartmouth                      |
| District     | 31-Lawrencetown, Lake Echo, Porters Lake |
| Sub-District | 31-A                                     |
| City         | East Lawrencetown                        |
| County       | Halifax                                  |
| Province     | NS                                       |
| Postal Code  | B2Z 1P8                                  |

## Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | No Garage, Double, Gravel                                         |
| View           | Lake                                                              |
| Is Waterfront  | Yes                                                               |
| Waterfront     | Lake, Lake Privileges                                             |

## Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
| Heating           | Baseboard, Ductless |
| Fireplace         | Yes                 |
| Fireplaces        | Electric            |
| # of Stories      | 1                   |
| Stories           | One and One Half    |

|              |             |
|--------------|-------------|
| Has Basement | Yes         |
| Basement     | Crawl Space |

### **Exterior**

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partial Landscaped, Sloping/Terraced |
| Roof            | Asphalt                                               |
| Construction    | Vinyl Siding                                          |
| Foundation      | Concrete Perimeter                                    |

### **School Information**

|            |                                   |
|------------|-----------------------------------|
| Elementary | Atlantic View Elementary School   |
| Middle     | Ross Road School                  |
| High       | Cole Harbour District High School |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | RR1 |
|--------|-----|

### **Listing Details**

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

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Listing information last updated on October 22nd, 2025 at 5:47pm ADT