

# \$489,900 - 9 Sheppards Run, Beechville

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MLS® #202309535

## \$489,900

3 Bedroom, 2.50 Bathroom, 2,023 sqft

Residential on 0.09 Acres

40-A, Beechville, NS

You and your family will love this affordable 3 bedroom semi-detached home in the desirable community of Beechville, just a moments from Bayers Lake shopping district and less than 20 minutes from Downtown Halifax. Welcome to 9 Sheppards Run! Step inside and be met with a timeless layout including a spacious living room, open-concept kitchen/ dining room with an exit onto the back deck and finally a convenient powder room. Up the short flight of stairs you will find 3 spacious bedrooms including a primary with a 4 pc ensuite and another 4pc bath for the kiddos. The lower level features a large rec room for all your family needs, laundry and a large storage room. This home has a brand new roof & covers all of your basic needs & more. Call now.



Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202309535 |
| Price          | \$489,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,023     |
| Acres          | 0.09      |
| Year Built     | 2003      |

|           |                         |
|-----------|-------------------------|
| Type      | Residential             |
| Sub-Type  | Single Family Residence |
| Status    | Closed                  |
| Date Sold | August 14th, 2023       |

### **Community Information**

|              |  |
|--------------|--|
| Address      | 9 Sheppards Run                            |
| Area         | Halifax - Dartmouth                        |
| District     | 40-Timberlea, Prospect, St. Margaret's Bay |
| Sub-District | 40-A                                       |
| City         | Beechville                                 |
| County       | Halifax                                    |
| Province     | NS   |
| Postal Code  | B3T 2E6                                    |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2   |
| Parking        | Single, Garage, Paved                                   |
| # of Garages   | 1   |

### **Interior**

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet |
| Appliances        | Stove, Dishwasher, Dryer, Washer  |
| Heating           | Baseboard, Hot Water              |
| # of Stories      | 2                                 |
| Stories           | 2 Storey                          |
| Has Basement      | Yes                               |
| Basement          | Finished                          |

### **Exterior**

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Fiberglass                  |
| Construction    | Vinyl Siding                |
| Foundation      | Concrete Perimeter          |

### **School Information**

|            |  |
|------------|--|
| Elementary | Beechville Lakeside Timberlea Jr Elementary School |
| Middle     | Ridgecliff Middle School                           |

High Bay View 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 9:47pm AST