

\$699,900 - 80 Burden Boulevard, Beaver Bank

MLS® #202312363

\$699,900

4 Bedroom, 3.50 Bathroom, 2,678 sqft

Residential on 1.70 Acres

26-B, Beaver Bank, NS

Welcome to this stunning, expansive family home that offers an impressive living space of over 2600 sqft. With 4 bedrooms and 3.5 bathrooms, this residence is perfect for a growing family. Situated on a sprawling 1.7-acre lot, this property provides ample space for outdoor activities and relaxation. The exterior features of this home include a double detached garage with a loft, an inviting above-ground pool accompanied by a surrounding deck, and a paved multi-car driveway. The backyard is truly remarkable and offers endless possibilities for entertainment and enjoyment. Step inside and discover a well-designed main floor, featuring a spacious eat-in kitchen, separate family and living rooms, and the convenience of dual heat pumps for optimal heating and cooling. Additionally, the main floor offers a practical 2-piece bathroom with laundry facilities. Ascending to the upper level, you'll find the primary bedroom, complete with its own heat pump, a sizable walk-in closet, and a luxurious 4-piece bathroom, complete with a stand-up shower and a large water jet tub. This floor is further complemented by two generously sized bedrooms and another 4-piece bathroom. The basement has recently undergone a tasteful renovation, boasting a large rec room equipped with a heat pump, a well-appointed 4-piece bathroom, a spacious fourth bedroom, and a sizable storage room. From the lower level, step outside to discover an oversized garage with an insulated loft and an inviting



pool with a full surrounding deck. Notable updates to this home include new side stairs, a generlink generator hookup, and a newer roof. This move-in ready residence is conveniently located just a 7-minute walk from the nearby elementary school, making it an ideal choice for families. Spend your summers basking in the joy of the inviting pool and savouring the ample space of the large backyard, creating memorable moments of relaxation and outdoor fun for you and your family. Book your showing today!

Built in 2004

Essential Information

MLS® #	202312363
Price	\$699,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,678
Acres	1.70
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 18th, 2023

Community Information

Address	80 Burden Boulevard
Area	Halifax - Dartmouth
District	26-Beaverbank, Upper Sackville
Sub-District	26-B
City	Beaver Bank
County	Halifax
Province	NS
Postal Code	B4E 3L8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Heated Garage, Paved
# of Garages	2
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Ductless, Hot Water
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Beaverbank - Monarch Drive Elementary School
Middle	Harold T Barrett Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	Blue List Realty Canada
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