

# \$1,099,900 - 71 Ballentyne Way, Fall River

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MLS® #202312547

**\$1,099,900**

4 Bedroom, 3.50 Bathroom, 3,716 sqft

Residential on 1.20 Acres

30-B, Fall River, NS

Welcome to 71 Ballentyne Way—a truly magazine-worthy executive bungalow nestled at the end of a cul-de-sac in the prestigious neighbourhood of St Andrew's Village West. This exquisite home offers a luxurious and contemporary living experience, combining form and function in all the right ways. Only 6 years young, this home has been meticulously cared for, offering thoughtful features such as an upgraded security system with cameras, a 4-zone audio and home automation system, propane fireplace, and modern fixtures and finishes. With 9-foot ceilings and well-placed windows that offer an abundance of natural light throughout the open-concept main floor, this home hits all the right notes; the perfect balance of comfort and refinement. The designer kitchen is a standout feature, showcasing a central island adorned with exquisite quartz countertops and top-of-the-line appliances, conveniently opening up to a spacious deck and a meticulously landscaped backyard. The yard is equipped with a hassle-free Husqvarna Automower® and a sophisticated irrigation system, keeping it in tip-top shape with little effort, making it an ideal space for hosting unforgettable gatherings and events. Your guests will also enjoy ample parking with a long private driveway leading to an impressive triple-bay garage with epoxy floors. Completing the main floor are three impressive bedrooms, 2.5 bathrooms, plus an office/den and a laundry/mudroom. The primary suite is a



true retreat, offering a spa-like 5-piece ensuite and a luxurious walk-in closet. The lower level of the home offers a large rec room, perfectly appointed and ideal for cozy movie nights, as well as an extra bedroom and full bath for guests, an exercise room, and plenty of additional storage space. This home has it all and simply must be seen! Don't miss your opportunity to own this extraordinary executive bungalow. Schedule your private viewing today before it's #SoldBySarah.

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202312547               |
| Price          | \$1,099,900             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,716                   |
| Acres          | 1.20                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | February 28th, 2024     |

**Community Information**

|              |                                   |
|--------------|-----------------------------------|
| Address      | 71 Ballentyne Way                 |
| Area         | Halifax - Dartmouth               |
| District     | 30-Waverley, Fall River, Oakfield |
| Sub-District | 30-B                              |
| City         | Fall River                        |
| County       | Halifax                           |
| Province     | NS                                |
| Postal Code  | B2T 0M5                           |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 3                                                                 |
| Parking        | Attached, Triple, Heated Garage, Paved                            |
| # of Garages   | 3                                                                 |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                              |
| Appliances        | Electric Range, Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Heat Pump                                                      |
| Cooling           | Ducted Cooling                                                 |
| Fireplace         | Yes                                                            |
| Fireplaces        | Propane                                                        |
| Has Basement      | Yes                                                            |
| Basement          | Full, Partially Finished                                       |

## Exterior

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

## School Information

|            |                                     |
|------------|-------------------------------------|
| Elementary | Ash Lee Jefferson Elementary School |
| Middle     | Georges P Vanier Junior High School |
| High       | Lockview High School                |

## Additional Information

|        |      |
|--------|------|
| Zoning | R-1B |
|--------|------|

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Parachute Realty |
|----------------|------------------|

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Listing information last updated on October 22nd, 2025 at 9:02pm ADT