

\$1,175,000 - 78 Mitch Lane, Fall River

MLS® #202313142

\$1,175,000

4 Bedroom, 3.00 Bathroom, 4,769 sqft

Residential on 2.54 Acres

30-B, Fall River, NS

Only 2 years old, this modern farmhouse style two storey home is ideal for family living and entertaining. The main floor living room features cathedral ceiling and two storeys of windows fully lighting the space with natural light. A propane fireplace and in-floor heat makes the space cozy and it's openness to the kitchen/dining area makes it a terrific spot for family time and entertaining. On either side of the dining area are large patio doors leading to ground level decks that run the full length of the home. The kitchen features a 10 ft island with wrap around seating, ceiling height cabinets, quartz countertops and rough-in for gas stove. The kitchen leads to a butler's pantry with a prep sink, cabinetry and quartz countertops and ample shelving for food and appliance storage. The main floor den is large with two wall-mounted TV spaces in built-in cabinetry, plenty of space for games and activities, and leads to the hot tub area on the rear deck. A large mud room, bedroom and full bath with custom tile shower and 6 zone built in speaker system finish off the main floor. The second floor has a large master bedroom with tray ceiling, walk-in closet and a fresh and airy ensuite bath with custom tile shower and freestanding tub. The master bedroom also features a private balcony, perfect for early morning coffee or late evening night cap. The property is landscaped and private with a detached garage currently housing a golf simulator. The Fall River community is welcoming and the schools that are within 5



minutes of Mitch Lane are second to none.
This home is meant for full on living and
entertainment.

Built in 2021

Essential Information

MLS® #	202313142
Price	\$1,175,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,769
Acres	2.54
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 4th, 2023

Community Information

Address	78 Mitch Lane
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 0L1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Detached, Double, Heated Garage, Wired, Gravel
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
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Appliances	Electric Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Wine Cooler, Water Softener
Heating	Fireplace(s), Heat Pump, Ductless, In Floor, Radiant
Cooling	Ducted Cooling, Ductless
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Landscaped, Wooded
Roof	Fiberglass
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter, Slab, Insulated Concrete

School Information

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

Additional Information

Zoning	R1-b
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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Listing information last updated on October 22nd, 2025 at 9:02pm ADT