

# \$499,900 - 47 Grenadier Drive, Cole Harbour

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MLS® #202313209

## \$499,900

4 Bedroom, 3.00 Bathroom, 2,096 sqft

Residential on 0.15 Acres

16-A, Cole Harbour, NS

Welcome home to 47 Grenadier Drive located in the beautiful Colby Village! You'll be close to everything Dartmouth has to offer. Since the current owners purchased the home in 2016, lots of renovations have been completed showing pride in ownership. Ductless heat pump installed 2017; hot water tank 2018; architectural shingles done in 2019; main bathroom remodeled in spring 2021; all new windows in the spring of 2022 & more. This large split entry gives a spacious feeling when you walk in. The main floor hosts a lg living room; dining room; spacious kitchen; 3 bedrooms and 2 4-piece bathrooms. In the lower level you will find a large rec room with rough-in for wet bar, 3-pc bathroom, office, storage room and access to the single car garage. The backyard has several gardens, large back deck, shed and lots of room for kids to run and play.



Built in 1985

## Essential Information

MLS® #	202313209
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,096
Acres	0.15
Year Built	1985

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 8th, 2023

### Community Information

Address	47 Grenadier Drive
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 2L9

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Single, Garage, Heated Garage, Double, Paved
# of Garages	1

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	Split Entry
Has Basement	Yes
Basement	Finished

### Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Astral Drive Elementary School
Middle	Astral Drive Junior High School
High	Auburn Drive High School

### **Additional Information**

Zoning	R-1
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### **Listing Details**

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 14th, 2025 at 4:17am ADT