

\$199,999 - 28 Falls Lane, Shelburne

MLS® #202315046

\$199,999

2 Bedroom, 1.00 Bathroom, 797 sqft

Residential on 1.00 Acres

F1, Shelburne, NS

Introducing a charming & inviting 2-bedroom cozy bungalow nestled in the heart of a central location within the picturesque seaside town of Shelburne. This delightful property offers a unique combination of comfort, convenience, & opportunity! You will be immediately captivated by the property's serene surroundings & nearby walking trail, perfect for nature enthusiasts. The bungalow exudes a warm welcoming ambiance, ideal for relaxation & creating lasting memories. The interior of this home boasts ample space for a small family, couples, or individuals seeking a cozy retreat. The inviting living area is perfect for unwinding after a long day, with its heat pump & abundant natural light that streams through the large windows. One standout feature of this property is its expansive yard, offering plenty of space for outdoor activities, gardening, or simply enjoying the beauty of the surroundings. This generous outdoor area provides a wonderful setting for entertaining friends and family, hosting barbecues, or simply basking in the tranquility of your own private oasis. Also, the property boasts a large garage approximately 36 x 36 that will undoubtedly capture the attention of automotive enthusiasts & DIY mechanics alike. This heated & wired garage is truly a dream for any mechanic, featuring an oil furnace, heat pump & a convenient lift to effortlessly tackle automotive projects & repairs. There is also an air compressor with hoses already plumbed to the work area for all your air tools. Outside of



the garage there is a new electric vehicle charger. Situated in the desirable seaside town of Shelburne, this property benefits from its prime location. Residents can enjoy easy access to local amenities, charming shops, delicious dining & captivating sights & sounds of the coastline. Whether it's exploring the historical landmarks, strolling along the waterfront, or indulging in the local seafood, this location truly offers a lifestyle that is both convenient & enriching.

Essential Information

MLS® #	202315046
Price	\$199,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	797
Acres	1.00
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 18th, 2023

Community Information

Address	28 Falls Lane
Area	South Shore
District	407-Shelburne County
Sub-District	F1
City	Shelburne
County	Shelburne
Province	NS
Postal Code	B0T 1W0

Amenities

Utilities	Electricity Connected
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Parking Spaces	3
Parking	Detached, Triple, Heated Garage, Wired, Gravel, Paved
# of Garages	3

Interior

Interior Features	High Speed Internet
Appliances	Electric Oven, Electric Range, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Furnace
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

Additional Information

Zoning	Residential
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Listing Details

Listing Office	EXIT Realty Inter Lake (Barrington Passage)
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Listing information last updated on November 5th, 2025 at 2:32pm AST