

\$649,900 - 25 Melanson Lane, Brookside

MLS® #202315577

\$649,900

3 Bedroom, 2.00 Bathroom, 1,962 sqft
Residential on 1.56 Acres

40-B, Brookside, NS

25 Melanson Lane in Brookside, is now for sale. This home was designed and built by the present owners 13 years ago. This very large bungalow has so much opportunity even for further expansion. Corner lot that reaches to Irisweg Drive, private and landscaped, paved driveway. Walk through the front door to the hallway to two childrens bedrooms and a full bath, through the open concept large living room, dining room and kitchen to the laundry room and pantry. Primary bedroom is on the opposite side of the other bedrooms with a huge en-suite and walk in closet. Deck doors to a covered deck for summer dinners outside with your children and friends. The lower level is the same size as the main, undeveloped but with a rough in for bath, and ready for a 4th bedroom and rec room with walk out. DUCTED heat pump system with Propane fireplace in living room, C3 Septic system, generator panel, Water softener in place, Note 12 foot ceilings in the dining room, and 9 foot in additional areas. Garage is 457 Square feet



Built in 2010

Essential Information

MLS® #	202315577
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,962
Acres	1.56
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 21st, 2023

Community Information

Address	25 Melanson Lane
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-B
City	Brookside
County	Halifax
Province	NS
Postal Code	B3T 1V1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Attached, Paved

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Heat Pump
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

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

School Information

Elementary	Prospect Road Elementary School
Middle	Brookside Junior High School
High	Halifax West High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Keller Williams Select Realty
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