

\$449,900 - 1409 Fall River Road, Fall River

MLS® #202315745

\$449,900

3 Bedroom, 1.00 Bathroom, 2,072 sqft

Residential on 0.44 Acres

30-B, Fall River, NS

Welcome to your new home, a charming 3-bedroom, 1-bathroom bungalow, ideally situated just across from Georges P. Vanier Junior High School. This property offers an exceptional opportunity for families and individuals seeking a peaceful retreat with easy access to all levels of schooling, major transit routes, and highways. The property features three good-size bedrooms, providing comfort and space for your family or versatile options for a home office or hobby room. There is also one well-appointed bathroom, offering convenience for your daily routines. A bright picture window in the living room allows for plenty of natural light creating an inviting and cozy space complete with wood-burning fireplace, creating the perfect spot to unwind and make lasting memories with loved ones. The deck has just been completed, creating an idyllic space for outdoor relaxation and entertaining, where you can enjoy the serene surroundings. The huge backyard, offering endless possibilities for outdoor activities, gardening, or creating your own private oasis. There is also an unfinished walkout basement with immense potential to be finished according to your vision. Imagine the possibilities: a recreation room, a guest suite, or even a home gym – the choice is yours! Fall River is a picturesque and family-friendly community, and this property is at the heart of it all. Living across from Georges P. Vanier Junior High School ensures a quick and convenient commute for students, and with all



levels of schooling nearby, families can enjoy seamless educational access. The property's prime location also means easy access to major transit routes and arteries, making daily commutes a breeze. For outdoor enthusiasts, the surrounding area offers beautiful parks, hiking trails, and lakes, providing endless opportunities for exploration and leisure activities. The property is close proximity to essential amenities such as shops, restaurants and pharmacies.

Built in 1974

Essential Information

MLS® #	202315745
Price	\$449,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,072
Acres	0.44
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 29th, 2023

Community Information

Address	1409 Fall River Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1J1

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Heated Garage, Wired, Double, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water
Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Aluminum Siding, Brick, 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	VMS
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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