

# **\$399,000 - 12 Conrod Settlement Road, Conrod Settlement**

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MLS® #202316625

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,748 sqft  
Residential on 0.51 Acres

31-C, Conrod Settlement, NS

Welcome to a timeless treasure nestled in the heart of Conrod Settlement, Nova Scotia. This exquisite home seamlessly blends character and modernity, offering a unique blend of charm and contemporary conveniences. Boasting 4 bedrooms and a thoughtfully designed addition built in 2015, this property promises a lifestyle of comfort and style. Step inside to discover a main floor that features 2 bedrooms, laundry/bath combo, the kitchen with its spacious layout and a large walk-in pantry, living room open to an elegant dining room with a welcoming fireplace, where memorable gatherings are destined to unfold. This home exudes character from every corner. Original features blend harmoniously with thoughtful upgrades, offering a living experience that is truly one of a kind. Enjoy energy efficient living with the inclusion of 3 heat pumps, ensuring comfort throughout every season. On the second level, you'll discover an exquisite bathroom refinished with genuine hardware, a versatile office/den, and two bedrooms including the primary complete with a generous walk-in closet that effortlessly caters to your wardrobe needs. As you explore the property, the outdoors calls to you with its enchanting beauty. A lovely landscaped yard surrounds the home, embraced by a white picket fence that evokes a sense of nostalgia. For those seeking relaxation, an above-ground pool awaits, offering a refreshing escape on



warm summer days. The two expansive sheds provide ample space for storage and projects, catering to the practical aspects of life.

Envision your very own vegetable gardens flourishing, adding a touch of sustainability to your lifestyle. Located close to all amenities and mere moments away from lakes, beaches, trails, and beyond. Arrange a viewing today to experience firsthand the allure of this 4-bedroom haven, where character, charm, and modern living converge in perfect harmony.

Built in 1933

### Essential Information

MLS® #	202316625
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,748
Acres	0.51
Year Built	1933
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 25th, 2023

### Community Information

Address	12 Conrod Settlement Road
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-C
City	Conrod Settlement
County	Halifax
Province	NS
Postal Code	B0J 1N0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Circular Driveway, Paved
Has Pool	Yes
Pool	Above Ground

### **Interior**

Interior Features	High Speed Internet
Heating	Forced Air, Ductless, Stove
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished

### **Exterior**

Lot Description	0.5 to 0.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Stucco, Vinyl Siding
Foundation	Block, Concrete Perimeter

### **School Information**

Elementary	Porters Lake Elementary School
Middle	Gaetz Brook Junior High School
High	Eastern Shore District High School

### **Additional Information**

Zoning	RE
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### **Listing Details**

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 13th, 2025 at 8:17pm ADT