

\$629,900 - 52 Kinclaven Drive, Fall River

MLS® #202316833

\$629,900

3 Bedroom, 2.50 Bathroom, 2,649 sqft

Residential on 0.62 Acres

30-B, Fall River, NS

Welcome to 52 Kinclaven Drive in sensational Fall River! This stunning 3 bdrm + den/office, 2.5 bathroom home is set privately on a large, professionally landscaped lot boasting delightful curb appeal, circular paved driveway, impressive wrap-around deck and storage shed. Head inside to take in the many striking features and updates and you'll quickly see this home has absolutely everything you could possibly want and more. Entertain on your gorgeous main level with an open floor plan including a generous yet cozy living room, beautiful "cooks dream" kitchen boasting a large center island finished with quartz countertop and a warm dining space all flooded with loads of natural light. Three nice sized bedrooms, main bathroom and 3 piece ensuite cap this level off perfectly. The fully finished walkout basement features a sizable family room, office/den, handy 1½ bathroom, sweet laundry space and bonus/games room (which could be converted back to a single garage)! Let your imagination soar in the seemingly unlimited possibilities. Modern paint and decor throughout serve to accent this brilliant home all the more. You want more? Please note these updates completed since 2019 - Full ensuite bathroom renovation (2023); Chimney repointed, new flues and cap (2023); New well pump including new wiring and cap (2023); New gravel in fire pit area (2023); Deck power washed and stained (2023); New dishwasher (2022); Updated main and half bathroom (2022); Front garden



landscaping (2022); New exterior lights and door hardware (2021), New door hardware throughout home (2020); New paint throughout (2020); New roof shingles (2019); Paved driveway and walkway (2019)! Honestly, once you see 52 Kinclaven Drive for yourself, you will never want to leave! Call your Realtor® and book your viewing today. You deserve it.

Built in 1975

Essential Information

MLS® #	202316833
Price	\$629,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,649
Acres	0.62
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 25th, 2023

Community Information

Address	52 Kinclaven Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1N9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
-----------	---

Parking Spaces	1
Parking	No Garage, Circular Driveway, Parking Spaces(s), Paved, Single

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Washer, Microwave, Refrigerator, Wine Cooler
Heating	Forced Air, Heat Pump
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	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	R-1A
--------	------

Listing Details

Listing Office	Exit Realty Metro
----------------	-------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 23rd, 2025 at 12:32am ADT