

\$720,000 - 47 Carmel Crescent, Fall River

MLS® #202318565

\$720,000

4 Bedroom, 2.00 Bathroom, 2,250 sqft

Residential on 1.14 Acres

30-B, Fall River, NS

Nestled in the heart of tranquility, this 4-bedroom bungalow offers an idyllic retreat that seamlessly combines modern comfort with the beauty of nature. Situated by a small lake, this property boasts a serene ambiance and lakeside dock that is sure to capture your heart. With an attached double garage, whole house heating and cooling, main floor laundry, an exceptional school district, and nearby parks, this home presents an unparalleled opportunity for a balanced and comfortable lifestyle. The bedrooms - 3 up and 1 down, offer options for extended family or older children to have extra space. The walk out basement and zoning expand these options even further. Whether it's the warmth of winter or the cool breeze of summer, your home's climate will always be perfectly tailored to your preference. And on those cold winter evenings fire up the propane fireplace and choose a book or game from your custom built in shelving. Freshly painted, the main level is now brightened, with the sun's rays pouring in through the numerous windows, creating an inviting space. Enjoy canoeing, SUPboarding, skating and fishing on your lakefront property and embrace an active and vibrant lifestyle with parks just a stone's throw away (both local and provincial -Laurie & Oakfield) for you to enjoy jogging, picnicking, or simply basking in nature's beauty. This 4-bedroom bungalow offers more than just a home; it presents a lifestyle defined by elegance, convenience, and natural beauty. Don't miss the chance to



make this enchanting property yours. Ask your favorite realtor for a copy of the additional information (under documents). Please visit realtor.ca for the virtual tour.

Built in 2009

Essential Information

MLS® #	202318565
Price	\$720,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,250
Acres	1.14
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 31st, 2023

Community Information

Address	47 Carmel Crescent
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1Y8

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Gravel, Parking Spaces(s)
# of Garages	2
Is Waterfront	Yes

Waterfront	Lake, Lake Privileges
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Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Propane Cooktop, Oven - Propane, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Water Softener
Heating	Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Insulated Concrete

School Information

Elementary	Ash Lee Jefferson Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	Keller Williams Select Realty
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