

\$598,000 - 15 Brookfalls Court, Waverley

MLS® #202319463

\$598,000

3 Bedroom, 2.00 Bathroom, 1,781 sqft

Residential on 1.24 Acres

30-C, Waverley, NS

Welcome to 15 Brookfalls Court, nestled in the highly desirable village of Waverley, Nova Scotia. This charming executive split-entry home offers three bedrooms and two full baths, boasting an array of appealing features. As you approach the property, the first thing you'll notice is the impressive privacy and meticulous care it enjoys. Situated on a generously-sized lot adorned with mature trees and a picturesque stream running alongside, it truly embodies a serene oasis. Upon entering the home, the evident pride of ownership and attention to detail are immediately apparent. The main level offers a sunlit living room that opens up to a spacious eat-in kitchen, providing seamless access to a rear deck and a private backyard retreat. Three well-proportioned bedrooms and a full bathroom round out this upper level, ensuring ample space for family and guests. Descending to the lower level, you'll find a bright and spacious family room that leads to a walkout, granting direct access to the yard and an inviting lower deck area. This level also houses the convenience of laundry facilities, an additional full bathroom, and a double garage, perfect for parking or extra storage. Located within one of the most sought-after, close-knit communities renowned for its pristine lakes, top-notch school systems, vibrant sports programs, and lively local festivals, this property offers the best of both worlds. Enjoy the tranquility of suburban living while still being a mere 15-minute drive from



Downtown Halifax and Dartmouth, the airport, numerous pristine beaches, and world-class golf courses.

Built in 2006

Essential Information

MLS® #	202319463
Price	\$598,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,781
Acres	1.24
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 16th, 2023

Community Information

Address	15 Brookfalls Court
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-C
City	Waverley
County	Halifax
Province	NS
Postal Code	B2R 1J3

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Double, Garage, Heated Garage, Wired, Paved
# of Garages	2
Waterfront	Access: Deeded

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air, Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Waverley Memorial Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R1A
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Listing Details

Listing Office	Keller Williams Select Realty
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Listing information last updated on October 24th, 2025 at 7:17pm ADT