

\$499,900 - 46 Lier Ridge, Halifax

MLS® #202320605

\$499,900

4 Bedroom, 2.50 Bathroom, 1,669 sqft

Residential on 0.08 Acres

7-C, Halifax, NS

Welcome home to 46 Lier Ridge located in the sought after neighbourhood of Governor's Brook! This stunning home offers a totally open concept layout boasting a beautiful kitchen with large island, stainless appliances, modern lighting, new back splash, plus unobstructed views to both the living and dining room areas, creating an inviting space for cooking & entertaining. Enhancing the efficiency & comfort of this level, a ductless heat pump has been installed! Meanwhile, the convenient 2PC bath adjacent to the kitchen ensures practicality in every detail. The upper level of this home offers a generously proportioned primary bedroom, flooded with natural light, complemented by vaulted ceilings & another ductless heat pump. The spacious walk-in closet provides ample storage, & this level is completed by two additional sizeable bedrooms, a full bathroom, a linen closet, & the convenience of upstairs laundry. The fully finished lower level, is currently utilized as a gym but versatile enough to serve as a fourth bedroom, recreation area, or office space. This level is complemented by a 3PC bathroom, two generous closets, & direct access to the attached garage. This well maintained home boasts great upgrades, including a new kitchen backsplash, a sleek industrial microwave, newly carpeted stairs & upstairs hallway, recent paint throughout plus two ductless heat pumps. And saving the best for last, step outside to a delightful deck & backyard, fully fenced in, complete with a



charming patioâ€”a perfect oasis for savouring summer evenings! Governor's Brook's prime location places you within a convenient 15-minute drive to Halifax's bustling downtown core, with all essential amenities just minutes away. Additionally, enjoy the proximity to parks, trails, schools, recreational facilities, & green spaces, making this an exceptional choice for all. Don't miss the opportunity to schedule your private viewing today!

Essential Information

MLS® #	202320605
Price	\$499,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,669
Acres	0.08
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 14th, 2023

Community Information

Address	46 Lier Ridge
Area	Halifax - Dartmouth
District	7-Spryfield
Sub-District	7-C
City	Halifax
County	Halifax
Province	NS
Postal Code	B3P 0C7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1

Parking	Attached, Single, Heated Garage, Paved
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Range Hood
Heating	Baseboard, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RDD
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Listing Details

Listing Office	Bryant Realty Atlantic
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