

\$419,900 - 63 Sidhu Drive, Beaver Bank

MLS® #202324866

\$419,900

3 Bedroom, 1.50 Bathroom, 1,700 sqft

Residential on 1.38 Acres

26-B, Beaver Bank, NS

Become only the second owner of your dream home, nestled on a serene and private lot in Beaver Bank. The front yard boasts a generous round-about driveway, providing ample parking and large trees, creating an inviting entrance for your family and friends! The surrounding area is renowned for its excellent schools and parks, making it an ideal location to raise children. The expansive yard, almost 1.4 acres, ensures privacy with no backyard neighbors except for occasional visits from deer and other wildlife that you can watch in peace from your back deck. Plus, enjoy ample storage with two sheds! Step inside, and you'll be greeted by a spacious living room bathed in natural light, creating an inviting and warm atmosphere. Whether it's a quiet evening with the family or entertaining guests, this home offers a versatile and welcoming space. The impressive rec room is tailor-made for gatherings and celebrations, or simply hanging out. Stay cozy in the colder months with a powerful woodstove that not only adds charm but is also sufficient to heat the entire home. Whether it's oil, wood, or electric heat, this home offers you control in the way you want to keep your house warm! For those who love to cook, the large eat-in kitchen is a chef's delight. Abundant counter space and storage ensure that your culinary creations have the perfect setting to come to life. Simply move the food over to the neighbouring dining room for those large family dinners. The rest of the home offers 1.5



bathrooms, 3 large bedrooms, and a large unfinished bonus space in the basement, to be finished if you choose! Newer roof (2010), Oil Tank (2014), Septic Cleaned (Jan 2023), most windows replaced (2009), and front steps (2022). This is the one, see you soon.

Built in 1988

Essential Information

MLS® #	202324866
Price	\$419,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,700
Acres	1.38
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 2nd, 2024

Community Information

Address	63 Sidhu Drive
Area	Halifax - Dartmouth
District	26-Beaverbank, Upper Sackville
Sub-District	26-B
City	Beaver Bank
County	Halifax
Province	NS
Postal Code	B4G 1B8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Gravel, Parking Spaces(s)

Interior

Interior Features	Central Vacuum, See Remarks, High Speed Internet
Appliances	Range, Stove, Dishwasher, Dryer, Washer
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	4
Stories	4 Level
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

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

School Information

Middle	Harold T Barrett Junior High School
High	Lockview High School

Additional Information

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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Listing Details

Listing Office	Royal LePage Anchor Realty
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