

\$399,900 - 44 Sprucevale Drive, Timberlea

MLS® #202400376

\$399,900

4 Bedroom, 2.00 Bathroom, 1,724 sqft

Residential on 0.07 Acres

40-A, Timberlea, NS

Welcome to 44 Sprucevale Drive in Timberlea, Nova Scotia; a residence that truly exemplifies comfort and convenience. This exceptional semi-detached home guarantees a delightful living experience. Step into the inviting main level, where a generously sized living room welcomes you with its cozy ambiance, complete with an energy efficient heat pump. The new laminate floors seamlessly flow into the dining area, featuring patio doors that lead to your private rear deck with a fully fenced backyard boasting two practical garden sheds for additional storage. The kitchen is thoughtfully designed with a two-person breakfast bar, ample counter and cabinet space. Completing the main level is a 2 piece powder room. Ascend to the upper level, where three bedrooms await. Two of these bedrooms have been merged into a luxury primary suite, enhanced by a second heat pump—a versatile space that can easily be converted back into separate rooms. The upper level is completed by an updated 4 piece main bathroom. The lower level of this home offers a spacious rec room with a third heat pump, providing an ideal area for relaxation and entertainment. Additionally, discover a second 2 piece powder room, a well-appointed bedroom, and convenient laundry facilities. The lower level also provides direct access to the backyard. Enjoy the convenience of this home's location, within walking distance to local parks, trails, lakes, schools, and metro transit. Only a 5 min drive



away, you'll find Timberlea's amenities, including Sobeys, Brunello golf course, Tim Hortons, McDonaldâ€™s, and a quick 10 min drive to Bayerâ€™s Lake. Call today to book your viewing!

Built in 1988

Essential Information

MLS® #	202400376
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,724
Acres	0.07
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 4th, 2024

Community Information

Address	44 Sprucevale Drive
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1J9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved

Interior

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

Exterior

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

School Information

Elementary	Beechville Lakeside Timberlea Jr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

Additional Information

Zoning	R2
--------	----

Listing Details

Listing Office	Royal LePage Atlantic
----------------	-----------------------

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 29th, 2025 at 4:02pm ADT