

\$985,000 - 494 Duart Avenue, Fall River

MLS® #202400607

\$985,000

4 Bedroom, 3.00 Bathroom, 3,258 sqft

Residential on 1.32 Acres

30-B, Fall River, NS

Welcome to the quiet neighbourhood of St. Andrew's West, this soon to be 5 bedroom bungalow offers all of the privacy that you have been searching for with one level living with laundry and 3 bedrooms, including the primary bedroom with ensuite bath and double vanity and massive walk-in closet all located on the main level. The main level is open concept, with features including a gas stovetop in the kitchen, newly updated larger island countertop and walk-in pantry. There are outlets in the hardwood floors to neatly hide electrical cords in the living room. The front steps, back deck, and stairs in the garage are all composite. The door off of the dining room overlooks the beautifully landscaped backyard and over an acre of land with mature trees. The fully finished basement has 9' ceilings and large windows looking onto the backyard. There you will find a second family room, wet bar, 5pc bath, and 4th bedroom. The games room will have a custom window installed prior to closing to allow the option of making it a 5th BEDROOM! Walkout onto the ground-level stone patio or even farther to enjoy the fire pit surrounded by the nature. The double vehicle garage with epoxy floor has 14' ceilings, allows plenty of room for storage. Trailer/RV hook up for 50-amp outlet. New control panel for the fully ducted heat pump recently installed. Driveway just resealed. Septic was pumped in August. 25 mins to downtown Halifax and 10 mins to the airport.



Built in 2014

Essential Information

MLS® #	202400607
Price	\$985,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,258
Acres	1.32
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 9th, 2024

Community Information

Address	494 Duart Avenue
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 0L8

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Wine Cooler
Heating	Fireplace(s), Forced Air, Heat Pump
Cooling	Ducted Cooling

Fireplace	Yes
Fireplaces	Oil Stove, Propane, Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

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	RE/MAX Nova (Halifax)
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