

\$470,000 - 4871 2 Highway, Wellington

MLS® #202400776

\$470,000

3 Bedroom, 1.50 Bathroom, 1,891 sqft

Residential on 0.77 Acres

30-D, Wellington, NS

Welcome to Wellington! This 16 year old one owner home is exceptionally well built and boasts a family-friendly floor plan. You will love the hardwood floors! As you enter the traditional salt-box style house, you will find ample room for boots and coats. There is a convenient half-bath off one side of the foyer and an office / den on the other. The bright, open concept dining room has sliding glass doors that take you to a newly renovated BBQ deck. The inviting kitchen opens to a living / family room, so Mom or Dad can chat with the kids as they prep meals. This is the perfect space for family gatherings! Upstairs you will find 3 bedrooms and a generously sized 4 piece bathroom that serves double duty as an en-suite. The lower level is where your teens will want to hang out - fully finished rec room, exercise room, storage and a basement walk-out to the backyard! The much sought after R6 zoning allows for a variety of uses, from adding an in-law suite or apartment, to building a large detached garage, to running a small business (daycare, hair salon etc.). You will love the convenient location of this 3/4 acre property - walking and biking distance to Laurie Park, Oakfield Park and the Oakfield Golf Course and in an area of great schools! Just 15 minutes to Bedford / Sackville, 25 mins to downtown Halifax, 10 mins to the Airport. You will find all amenities (grocery, drug store, liquor store, restaurants, rec centre, etc.) just 7 minutes down the road in Fall River. Offers due by Jan. 20th 7pm, left open until Jan 21st



7pm.

Built in 2008

Essential Information

MLS® #	202400776
Price	\$470,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,891
Acres	0.77
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 26th, 2024

Community Information

Address	4871 2 Highway
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Wellington
County	Halifax
Province	NS
Postal Code	B2T 1B6

Amenities

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

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless

# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Holland Road Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R6
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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