

\$375,000 - 46 Learys Cove Road, East Dover

MLS® #202400815

\$375,000

3 Bedroom, 1.50 Bathroom, 1,295 sqft

Residential on 2.14 Acres

40-B, East Dover, NS

Discover your new home at 46 Learys Cove Road, nestled in the tranquil community of East Dover. This delightful 1,295 sq ft bungalow is just steps away from the majestic Atlantic Ocean, where you can embrace the soothing ocean breezes and abundant sunlight thanks to its southern-facing position. The property is ideal for those who cherish seaside living and boasts 3 cozy bedrooms and 1.5 bathrooms. Equipped with a 200 amp electrical panel, the house ensures all your power needs are met efficiently. Temperature control is a breeze with two heat pumps, one in the living room and another in the unfinished crawl space. The home is also wired for a generator, providing peace of mind and readiness for any situation. The wrap-around deck includes both stairs and a wheelchair ramp, catering to all needs. The property stands out with its spacious, detached triple-car garage!!!! This versatile space is not only wired and insulated but also features its own 100 amp panel. The extensive storage space above the garage can be easily converted into a loft, offering endless possibilities for personalization. This is every mechanic or handyman's dream. Set on a generous 2.138-acre land, it offers privacy, connection to nature, and scenic surroundings. The outdoor space provides a canvas for your imagination, whether it's for gardening, entertainment, or simply enjoying the tranquil ambiance of East Dover.



Essential Information

MLS® #	202400815
Price	\$375,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,295
Acres	2.14
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 16th, 2024

Community Information

Address	46 Learys Cove Road
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-B
City	East Dover
County	Halifax
Province	NS
Postal Code	B3Z 3W9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Triple, Wired, Gravel, Paved
# of Garages	3

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

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

School Information

Elementary	Atlantic Memorial - Terence Bay Elementary School (Atlantic Memorial)
Middle	Brookside Junior High School
High	Halifax West High School

Additional Information

Zoning	RRA-1
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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