

\$699,900 - 40 Beaverbrook Drive, Fall River

MLS® #202402616

\$699,900

4 Bedroom, 3.00 Bathroom, 2,190 sqft

Residential on 2.33 Acres

30-B, Fall River, NS

Look no further, your quest ends at 40 Beaverbrook Drive in Fall River. This remarkable home is built to be energy-efficient, equipped with solar panels, ductless heat pumps, and a heat pump-powered saltwater pool. Countless upgrades have been made to ensure an exceptional living experience for the fortunate buyer. Nestled in the desirable Kinloch area of Fall River, this executive split entry boasts 4 bedrooms and 3 bathrooms. Its prime location allows for easy access to nearby cities, the airport, schools, shopping and bi high. The main level of the house features 3 bedrooms, including a master suite with an ensuite walk-in closet. A second full bathroom caters to the needs of the household. The warm living area is adorned with a cozy propane fireplace, creating a perfect ambiance for relaxation. The open concept kitchen, complete with a garden door leading to a private deck and yard, is a delightful space for culinary adventures. The lower level of the house offers a spacious in-law suite, complete with a second laundry room for added convenience. A comfortable full bathroom ensures the comfort of guests or extended family members. The roomy double garage is accompanied by a separate utility room, providing ample storage space. The exterior of the house is designed for low maintenance, featuring a double paved driveway, a detached double garage, and a large, beautifully landscaped yard. This yard is an ideal playground for children, offering



endless possibilities for outdoor activities. Additionally, a utility shed is available to store any tools or equipment. Don't hesitate any longer, this house is eagerly awaiting your presence. It's time to make it your own and embark on a new chapter of your life.

Built in 2008

Essential Information

MLS® #	202402616
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,190
Acres	2.33
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 30th, 2024

Community Information

Address	40 Beaverbrook Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1S4

Amenities

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

Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Dishwasher, Washer, Washer/Dryer, Range Hood, Refrigerator, Other
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Propane
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Hardwood Bush, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Brick, 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	Century 21 Trident Realty Ltd.
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