

\$1,270,000 - 309 Aberdeen Drive, Fall River

MLS® #202403777

\$1,270,000

5 Bedroom, 4.50 Bathroom, 3,983 sqft

Residential on 1.30 Acres

30-B, Fall River, NS

Stunning lakefront property located in the sought after subdivision of St. Andrews West. Arguably one of the nicest streets in Metro - this stylish 2 story can be found at 309 Aberdeen Drive and is sure to impress both family and friends alike. The home boasts a recently updated kitchen with rich quartz countertops, fabulous walk-in pantry, breakfast bar, and gorgeous hardwood floors. With 9' ceilings and lots of windows, there is a feeling of space and light, and wonderful views of the lake and the lush professional grade landscaped surroundings complete with an inground irrigation system. The property is expansive with the hard to find 4 bedrooms on the top level and 5th in the finished basement. The smart home with wireless alarm and heat control is almost 4000 sqft finished and is serviced by 5 bathrooms so there is plenty of room for the growing family on the go. There is a double car garage with epoxy floors plus custom built matching shed for the mower and garden tools. The lake offers something for everyone whether it's fishing, paddling, skating or just kicking back dockside enjoying all that mother nature has to offer.



Built in 2010

Essential Information

MLS® # 202403777

Price \$1,270,000

Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,983
Acres	1.30
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 31st, 2024

Community Information

Address	309 Aberdeen Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 0H1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Multiple Driveways, Parking Spaces(s), Paved
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane

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

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Landscaped, Wooded
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	Exit Realty Metro
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