

\$799,000 - 16 Alder Lane, Enfield

MLS® #202403842

\$799,000

2 Bedroom, 2.00 Bathroom, 2,208 sqft

Residential on 2.29 Acres

105-B, Enfield, NS

Looking for a full season cottage or retirement home on Grand Lake? Look no further! This 2.3 acre lakefront property is on the nicest and quietest part of Grand Lake. The updated and bright full season home has a retreat-like quality. You will feel like you are on vacation every day! There are 2 bedrooms and 2 full bathrooms with plenty of room in the lower level for a 3rd bedroom. This raised bungalow with walkout basement offers many modern features – pantry off the kitchen with prep sink, hardwood floors, newly built balcony offering stunning lake views, primary bedroom with walk-in closet, heat pumps, two woodstoves with steel lined chimney and a fully finished lower level with spacious rec room and dog run. The 3 year old detached double garage is insulated and wired, just waiting to be filled with your hobbies and projects. The back part of the lot offers an inviting pine forest with walking trails and 300 feet of road frontage on Monte Vista Road. The property has retained ownership of the private lane that leads to its driveway and is one of just 3 homes here (the other 2 are seasonal cottages). Enjoy the beauty of nature with sprawling landscaped lawns, mature trees and over 100 feet of direct waterfront. Complete with a private sand beach! A 50 ft. dock would provide deep water anchorage (the dock has been previously sold). You will have the best of both – a shallow safe and warm sand beach and the ability to moor your boat in front of the



property. With road frontage on 2 roads there is potential for subdividing a 2nd lot in the future. An East Hants planning officer has confirmed that this would be possible (ask your Realtor® for the survey sketch). Here's your opportunity to enjoy an estate sized private homestead close to all amenities. 10 mins from the Halifax Airport, 30 mins from Bedford/Sackville, close to restaurants, shopping, parks and great schools.

Built in 1974

Essential Information

MLS® #	202403842
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,208
Acres	2.29
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 17th, 2024

Community Information

Address	16 Alder Lane
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-B
City	Enfield
County	Hants
Province	NS
Postal Code	B2T 1H9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Wired, Gravel
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Softwood Bush, Wooded
Roof	Asphalt
Construction	Masonite/Colour Lock, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Enfield District School
Middle	Riverside Education Centre
High	Hants East Rural High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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