

# \$559,900 - 43 Sandpiper Drive, Eastern Passage

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MLS® #202404508

**\$559,900**

4 Bedroom, 3.00 Bathroom, 2,125 sqft

Residential on 0.14 Acres

11-B, Eastern Passage, NS

Nestled in Hartlen Point, a desirable family friendly neighborhood with amazing schools, this home is perfect for families looking for both quality education and is only 7 minutes to base Shearwater. A charming split entry home that offers breathtaking views with comfortable living; 4 bedrooms, 3 baths and ample space for a growing family. Upon entering you will make your way upstairs to the spacious Livingroom featuring a propane fireplace that flows into the modern kitchen with island and equipped with stainless steal appliances, ample cabinet space, ideal for culinary enthusiasts. The interior boasts impeccably maintained hardwood flooring and natural lighting that flows from your large windows and a patio door from the kitchen provides an inviting oasis, a little piece of tranquility as you step outside to your expansive deck providing the perfect vantage point to enjoy stunning ocean views, a hot tub, the perfect spot for unwinding after a long day or fun entertaining. Imagine finding the deer roaming into your yard, birds signing as you sip your coffee or enjoy a glass of wine throughout the evening. There is also another door that leads into your master suite with an ensuite bathroom providing privacy and comfort. A second full bath provides convince for your guests or family. The lower level has a fantastic family room, think of the movie nights or gatherings, 2 additional bedrooms or turn one into a home office or gym along with the third bath. There is a wired and insulated garage with a 100 amp



pony panel, upper storage loft, and plenty of outdoor space to enjoy. This home has many updates, including roof and oil tank in 2016, and new siding in 2019. Don't miss this opportunity, schedule your viewing today to make 43 Sandpiper your new home!

Built in 1998

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202404508               |
| Price          | \$559,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,125                   |
| Acres          | 0.14                    |
| Year Built     | 1998                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | May 16th, 2024          |

**Community Information**

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | 43 Sandpiper Drive                              |
| Area         | Halifax - Dartmouth                             |
| District     | 11-Dartmouth Woodside, Eastern Passage, Cow Bay |
| Sub-District | 11-B                                            |
| City         | Eastern Passage                                 |
| County       | Halifax                                         |
| Province     | NS                                              |
| Postal Code  | B3G 1R3                                         |

**Amenities**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Utilities      | Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 3                                                                |
| Parking        | Detached, Single, Wired, Double, Paved                           |
| # of Garages   | 1                                                                |
| View           | Ocean                                                            |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Central Vacuum, Ensuite Bath, High Speed Internet |
| Appliances        | Stove, Dishwasher, Microwave, Refrigerator        |
| Heating           | Baseboard, Fireplace(s), Hot Water                |
| Fireplace         | Yes                                               |
| Fireplaces        | Propane                                           |
| Stories           | Split Entry                                       |
| Has Basement      | Yes                                               |
| Basement          | Full, Finished                                    |

## Exterior

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

## School Information

|            |                                         |
|------------|-----------------------------------------|
| Elementary | Ocean View / Seaside Elementary Schools |
| Middle     | Eastern Passage Education Centre        |
| High       | Island View High School                 |

## Additional Information

|        |    |
|--------|----|
| Zoning | RA |
|--------|----|

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage Atlantic (Enfield) |
|----------------|---------------------------------|

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Listing information last updated on October 21st, 2025 at 8:17am ADT