

\$529,900 - 418 Sheppards Run, Beechville

MLS® #202404929

\$529,900

3 Bedroom, 3.50 Bathroom, 2,049 sqft

Residential on 0.08 Acres

40-A, Beechville, NS

Step into the warmth and comfort of 418 Sheppards Run, a 3+1 bedroom gem located in the heart of the popular Beechville Estates neighbourhood—a MOST convenient and family-friendly area. Just minutes away from the amenities of the ever-expanding Bayers Lake Business Park, including a brand new outpatient medical centre, as well as a dynamic array of shops, restaurants, and other professional businesses, this home offers convenience and practicality without sacrificing the cozy comforts of suburbia. It's an ideal choice for families, young professionals, and savvy investors alike. This fantastic home welcomes you with warm cherry hardwood and a ductless heat pump on the main level. The thoughtfully designed open-concept layout provides the perfect spot to host family and friends. Enjoy meals and morning coffee in the sunny bay-windowed dining area, or dine al fresco on the brand new back deck (2023)! 418 Sheppards Run spans three well-maintained levels, offering abundant space for the whole family to thrive. Upstairs boasts new carpet (2023) in 3 bedrooms, including a fantastic primary which features a great walk-in-coset and ensuite. The lower level is a versatile hub for work, play, and relaxation, with a great rec room perfect for movie nights and a flex room that has served as everything from an extra bedroom (conveniently located next to the third full bath) to an office and now a craft room. Additionally, the back room currently functions as a hobby



workshop with walk-out access to the partially fenced backyard, which includes two sheds for extra storage, and blueberry/raspberry bushes. With its versatile layout and array of functional spaces, this home offers a perfect blend of comfort and practicality for your family's lifestyle. 418 Sheppards Run is sure to be the perfect backdrop for your next chapter. Don't miss the opportunity to make it your new home. Book your showing today!

Built in 2003

Essential Information

MLS® #	202404929
Price	\$529,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,049
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 12th, 2024

Community Information

Address	418 Sheppards Run
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Beechville
County	Halifax
Province	NS
Postal Code	B3T 2G7

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Paved

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Furnace, Ductless, Hot Water
Cooling	Ductless
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Middle	Ridgecliff Middle School
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Additional Information

Zoning	CDD - COMPREHENSIVE DEVELOPMENT DISTRICT
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Listing Details

Listing Office	Parachute Realty
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Listing information last updated on October 14th, 2025 at 3:17am ADT