

# \$474,900 - 56 Marjorie Drive, West Porters Lake

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MLS® #202406155

**\$474,900**

3 Bedroom, 1.50 Bathroom, 1,486 sqft

Residential on 0.36 Acres

31-C, West Porters Lake, NS

Perfect combination of country and coastal living. Just a minute or two from one of the nicest beaches in NS, this beautifully maintained home is situated on a large lot, nestled on a quiet cul de sac. On the main floor, you are greeted with a small foyer with a closet that opens to the large living room with a fireplace, and tons of natural light. The eat-in kitchen has lots of cupboard and counter space, and has a walkout to the large landscaped yard. Upstairs features a primary suite and 2 more well sized bedrooms with a full bathroom. Downstairs features a full laundry room and 2pc bath, an office/den that is perfect for working from home, and a large rec room with a wood stove. Just below the rec room is a large storage and utility area that can work for woodworking, arts/crafts or just lots of storage for the extras. Outside the large detached garage has everything a growing family needs. This home is priced to sell, and won't last! Book your private showing today!



Built in 1987

## Essential Information

MLS® #	202406155
Price	\$474,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,486
Acres	0.36
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 31st, 2024

### **Community Information**

Address	56 Marjorie Drive
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-C
City	West Porters Lake
County	Halifax
Province	NS
Postal Code	B3E 1N2

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Gravel
# of Garages	2

### **Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	Side Split
Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	Under 0.5 Acres, Wooded
Roof	Asphalt
Construction	Vinyl Siding

Foundation                Concrete Perimeter

**School Information**

Elementary                O'Connell Drive Elementary School  
Middle                      Gaetz Brook Junior High School  
High                         Eastern Shore District High School

**Additional Information**

Zoning                     RR1

**Listing Details**

Listing Office              Royal LePage Atlantic (Dartmouth)

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