

\$619,900 - 33 David Allen Drive, East Lawrencetown

MLS® #202407102

\$619,900

4 Bedroom, 2.00 Bathroom, 2,408 sqft

Residential on 0.69 Acres

31-C, East Lawrencetown, NS

Step into this impeccably maintained family home nestled in the heart of East Lawrencetown. This spacious, Executive Split-Entry offers the epitome of country living, situated on a wide, generous lot mere minutes from Porter's Lake amenities and a very short drive to Lawrencetown Beach. The main level boasts a generously sized kitchen with ample storage, complemented by a dining room leading to a 12' x 12' deck overlooking the expansive backyard—a haven for children and pets alike. Continuing through, discover a large bright living room, three well-proportioned bedrooms and a full 4-piece bath, ensuring ample space for the entire family. The fully finished lower level offers a fantastic family room, another full 3-piece bath, a very large primary bedroom which is could make for ample guest accommodations. The wired, heated, detached, double garage, is equipped with a 100 amp service panel, high ceilings and loft storage providing sizeable storage for all your recreational gear. Porter's Lake Provincial Park lies a mere 3 km away, with a boat launch, dock, and swimming area just across the main road from David Allen Drive. Noteworthy features include matching metal roofing for both the house and garage, and a 12' x 12' shed. Porcelain tile adorns both bathrooms, adding a touch of elegance. The sprawling lot, predominantly cleared to almost its full dimensions, exudes tidiness, with an outside cistern collecting rainwater for gardening purposes only. This property offers



both comfort and sustainability for discerning buyers and is considered a must-see property on a quiet cul-de-sac street so close to Dartmouth, Halifax and the Halifax International Airport.

Built in 1997

Essential Information

MLS® #	202407102
Price	\$619,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,408
Acres	0.69
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 8th, 2024

Community Information

Address	33 David Allen Drive
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-C
City	East Lawrencetown
County	Halifax
Province	NS
Postal Code	B2Z 1N8

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Heated Garage, Wired, Circular Driveway, Gravel
# of Garages	2
Waterfront	Access: Boat, Access: Public

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Dishwasher
Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey, Split Entry
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped
Roof	Metal
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Atlantic View Elementary School
Middle	Ross Road School
High	Cole Harbour District High School

Additional Information

Zoning	RR-1
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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