

\$399,500 - 54 Moody Park Drive, Williamswood

MLS® #202407150

\$399,500

3 Bedroom, 1.00 Bathroom, 1,234 sqft

Residential on 0.51 Acres

9-A, Williamswood, NS

Location, Location, Location! How would you like to be just 20 minutes from downtown Halifax, yet surrounded by lakes, beaches and parks?! This well-built raised bungalow is on a quiet low-traffic street and benefits from expansive views of Moody Lake. Sit on the west-facing front porch with a glass of wine and take in the spectacular sunsets night after night. The 1/2 acre landscaped yard is teaming with flowering bushes: Lilacs, Azaleas, Rhododendrons and annual flowers such as Tulips and Daffodils. They don't build houses like this anymore! Full concrete foundation with partially finished basement and walk-out, 3 bedrooms, sunken living room, kitchen that opens to a dining room with sliding glass doors to the back deck and an expansive lawn. The basement is the unsung hero here – turn it into the rec room of your dreams and increase the value of your investment! Every dollar put into this house will result in double that in returns when you sell. The 20 x 10 insulated and wired shed was built in 2016. Many upgrades: new roof in 2015, new front porch 2016, new wood stove/fireplace insert and new chimney installed in 2022, new vinyl basement windows and door 2022, new electrical panel 2015. Price reflects the additional cosmetic upgrades this home requires. A 10 minute drive will take you to Long Lake Provincial Park (trails, lake, kayak rentals), Chocolate Lake (tennis courts, park, beach) or Crystal Crescent Beach (white sand, swimmable beach with lifeguard). All



amenities such as grocery stores, restaurants, liquor store, rec centre (wave pool), etc are minutes away in Spryfield. This is the perfect family home where you can enjoy the quiet life and still have an easy commute to the city.

Built in 1977

Essential Information

MLS® #	202407150
Price	\$399,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,234
Acres	0.51
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 12th, 2024

Community Information

Address	54 Moody Park Drive
Area	Halifax - Dartmouth
District	9-Harrietsfield, Sambr And Halibut Bay
Sub-District	9-A
City	Williamswood
County	Halifax
Province	NS
Postal Code	B3V 1B8

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel
View	Lake

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Harrietsfield Elementary School
Middle	Herring Cove Junior High School
High	JL Ilsley High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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