

\$1,250,000 - 87 Aarons Way, Fergusons Cove

MLS® #202407424

\$1,250,000

4 Bedroom, 3.00 Bathroom, 3,368 sqft

Residential on 2.41 Acres

8-E, Fergusons Cove, NS

Only 10 minutes' drive from the Armdale roundabout and peninsula Halifax, 87 Aarons Way feels a world apart. With sweeping sea views of the approaches to Halifax Harbour from the front and over the McIntosh Run wilderness recreation area from the back, this house makes a big first impression. It has three levels, an extra-large double garage plus a detached utility shed, two balconies, beautiful stone and cementitious board exterior and close to three acres of land. Inside there's a sense of spaciousness with the main floor's nine-foot ceilings, open-concept living areas and large windows. The dining and living rooms feature a stone accent wall and a propane fireplace, and enjoy access to a deck and stone terrace to the rear and a balcony to the front. The kitchen has granite countertops, an eat-in centre island and custom cabinetry, top-of-the-line JENN-AIR appliances in a sleek brushed bronze oil finish, including a microwave, oven, dishwasher and fridge. The 5-burner propane range is an Italian-made FULGOR MiLANO. There's also a wine fridge and prep sink. A conveniently located laundry room/pantry, two spacious bedrooms and a full bath complete this floor. Above you will find a primary suite which includes an office, a very large main bedroom with a two-sided propane fireplace opening up to a spa-like ensuite bath. There's an air-jet two-person soaker tub, spacious walk-in shower and double vanity with soapstone countertop, and a large walk-in



closet with built-in cabinetry. The lower level has an additional bedroom, a hobby room, another pantry, a full bathroom, and access to the garage. The house has comfortable year-round temperature control thanks to the geothermal heat and air conditioning system and lower level in-floor heating. The backyard features a propane fire-pit, pergola, stone patio, spacious back deck and fenced 12 ft. by 16 ft. vegetable garden with raised beds. The built-in Control 4 system provides music indoors and out.

Built in 2010

Essential Information

MLS® #	202407424
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,368
Acres	2.41
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 18th, 2024

Community Information

Address	87 Aarons Way
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-E
City	Fergusons Cove
County	Halifax
Province	NS
Postal Code	B3V 1N8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Attached, Detached, Heated Garage, Wired, Paved

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Propane Cooktop, Oven, Dishwasher, Dryer, Washer, Freezer - Chest, Intercom, Microwave, Wine Cooler
Heating	Forced Air, Heat Pump, In Floor
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Cementitious Board
Foundation	Concrete Perimeter

School Information

Elementary	William King Elementary School
Middle	Herring Cove Junior High School
High	JL Ilsley High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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Listing information last updated on October 23rd, 2025 at 4:32am ADT