

\$299,900 - 40 Ferry Road, Moser River

MLS® #202409403

\$299,900

3 Bedroom, 1.00 Bathroom, 1,259 sqft

Residential on 1.00 Acres

35-C, Moser River, NS

Welcome to the quaint community of Moser River on the Eastern Shore of Nova Scotia that offers a post office, playground, fire hall and convenience store with all other amenities available 20 minutes to Sheet Harbour with Hospital and new PP-12 School. Located in this seaside community you will find this completely renovated 3 bedroom, 1 bathroom home with detached garage and approximately 185 feet of waterfront on Necum Teuch Harbour. This home has seen numerous updates including steel roof, windows, siding, new septic tank and the main floor was completely renovated from the studs(spray foam insulation, wiring, plumbing, flooring and more). You will love the beautiful custom dine-in kitchen with soft touch closing cupboards, tiled back splash, under cabinet lighting, quartz countertops, and new appliances. Leading off the kitchen is a nice size living room with convenient ductless heat pump giving heat in winter and air conditioning in the summer, down the hallway is an extra large primary bedroom with 3 closets, a second main floor bedroom and a renovated 3 piece bathroom with quartz counter and custom tiled walk-in shower. Also on the main level is a front mudroom with laundry making this a great one level living home. The basement houses a 3rd bedroom (not an egress window), storage room, combination wood/oil hot water boiler system, generator panel, and walk-out to the yard. Enjoy the private yard that gently slopes to the water



with a boat launch for exploring the nearby wild islands, a 20x24 garage and a storage shed. This property is off the main road and offers quiet waterside living and also near miles of ATV trails off of Moser River North Road in which you can take your ATV right from your home. Don't let this opportunity pass you by, book your appointment to view today!

Built in 1978

Essential Information

MLS® #	202409403
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,259
Acres	1.00
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 21st, 2025

Community Information

Address	40 Ferry Road
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-C
City	Moser River
County	Halifax
Province	NS
Postal Code	B0J 2K0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
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Parking Spaces	4
Parking	Detached, Double, Wired, Circular Driveway, Gravel
# of Garages	2
View	Harbour
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Harbour, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Furnace, Ductless, Hot Water, Radiant
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Marine Drive Academy
Middle	Marine Drive Academy
High	Marine Drive Academy

Additional Information

Zoning	RE
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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