

# \$669,900 - 37 Kinross Court, Fall River

---

MLS® #202410795

**\$669,900**

4 Bedroom, 3.00 Bathroom, 1,746 sqft

Residential on 2.12 Acres

30-B, Fall River, NS

Situated in the sought-after Kinloch area of Fall River, this meticulously maintained split-entry home features a built-in double garage and occupies a sprawling 2.12-acre lot. The residence boasts four bedrooms and three bathrooms, making it an ideal choice for a growing family. This home's prime location offers convenient access to neighboring communities, the airport, schools, shopping, and the bi-highway, ensuring all amenities are just a short drive away. The main floor is well-appointed with three bedrooms, including a master suite with an ensuite bathroom, and a second full bathroom to serve the remaining bedrooms. The open concept kitchen is equipped with modern appliances and a garden door that opens to a private deck and yard, perfect for entertaining or quiet relaxation. The lower level provides additional living space with a large recreational room, a fourth bedroom, a full bathroom, and a spacious laundry room, enhancing everyday functionality. The generous double garage includes a separate utility room for additional storage. The property's exterior is professionally landscaped and includes a paved driveway for added convenience. If you are seeking a turnkey home that is ready for immediate occupancy, this property should be at the top of your viewing list.



Built in 2010

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202410795               |
| Price          | \$669,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 1,746                   |
| Acres          | 2.12                    |
| Year Built     | 2010                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | August 16th, 2024       |

### Community Information

|              |                                   |
|--------------|-----------------------------------|
| Address      | 37 Kinross Court                  |
| Area         | Halifax - Dartmouth               |
| District     | 30-Waverley, Fall River, Oakfield |
| Sub-District | 30-B                              |
| City         | Fall River                        |
| County       | Halifax                           |
| Province     | NS                                |
| Postal Code  | B2T 0E4                           |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 4                                                                 |
| Parking        | Attached, Double, Heated Garage, Wired, Paved                     |
| # of Garages   | 2                                                                 |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet              |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Ductless, Hot Water                 |
| Stories           | Split Entry                                    |
| Has Basement      | Yes                                            |
| Basement          | Full, Finished, Walk-Out Access                |

### Exterior

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partially Cleared, Landscaped, Level, Sloping/Terraced, |
|-----------------|--------------------------------------------------------------------------|

|              |                    |
|--------------|--------------------|
|              | Wooded             |
| Roof         | Asphalt            |
| Construction | Vinyl Siding       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                                     |
|------------|-------------------------------------|
| Elementary | Ash Lee Jefferson Elementary School |
| Middle     | Georges P Vanier Junior High School |
| High       | Lockview High School                |

### **Additional Information**

|        |      |
|--------|------|
| Zoning | R-1B |
|--------|------|

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Exit Realty Metro |
|----------------|-------------------|

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 22nd, 2025 at 6:02pm ADT