

# \$529,900 - 4 Janice Ann Drive, Eastern Passage

MLS® #202411023

**\$529,900**

4 Bedroom, 3.00 Bathroom, 2,000 sqft  
Residential on 0.20 Acres

11-B, Eastern Passage, NS

Nestled in the heart of Eastern Passage, 4 Janice Ann Drive offers a serene retreat within a vibrant community. This extensively renovated bungalow presents a rare opportunity for refined living, boasting a fully finished basement and situated on a delightful level lot within a peaceful cul-de-sac setting. Featuring 4 bedrooms, 3 bathrooms, and brand-new appliances, this home effortlessly combines modern convenience with timeless charm. The upper level greets you with an inviting kitchen and dining fusion, complemented by a spacious living area. A tranquil primary bedroom with a 3pc ensuite, a secondary bedroom, and a pristine 4pc bathroom complete this level. Descend to the basement to discover a sprawling recreation area, 2 additional bedrooms, a 3pc Bath, and a spacious laundry room with access to a neatly organized utility space. New front and side decks and a large shed enhance the exterior appeal. With its move-in ready status and flexible layout, this residence accommodates diverse family dynamics with ease. Embrace a lifestyle of comfort and sophistication at 4 Janice Ann Drive.



Built in 1964

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 202411023 |
| Price  | \$529,900 |

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,000                   |
| Acres          | 0.20                    |
| Year Built     | 1964                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | November 27th, 2024     |

### Community Information

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | 4 Janice Ann Drive                              |
| Area         | Halifax - Dartmouth                             |
| District     | 11-Dartmouth Woodside, Eastern Passage, Cow Bay |
| Sub-District | 11-B                                            |
| City         | Eastern Passage                                 |
| County       | Halifax                                         |
| Province     | NS                                              |
| Postal Code  | B3G 1A6                                         |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking   | No Garage, Paved                                                  |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                          |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator |
| Heating           | Furnace, Heat Pump                                         |
| Has Basement      | Yes                                                        |
| Basement          | Full, Finished                                             |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Asphalt                     |
| Construction    | Vinyl Siding                |
| Foundation      | Concrete Perimeter          |

### School Information

|            |                                  |
|------------|----------------------------------|
| Elementary | Seaside Elementary School        |
| Middle     | Eastern Passage Education Centre |
| High       | Island View High School          |

### **Additional Information**

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Century 21 Trident Realty Ltd. |
|----------------|--------------------------------|

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 21st, 2025 at 11:32pm ADT