

\$549,900 - 436 Gabriel Road, Falmouth

MLS® #202412210

\$549,900

2 Bedroom, 2.00 Bathroom, 1,587 sqft

Residential on 1.00 Acres

V1, Falmouth, NS

Welcome to 436 Gabriel Road, located in the highly sought-after area of Falmouth. This gorgeous 1 level 2 bedroom 2 bath custom quality built GEM is perfectly situated, on a one-acre professionally landscaped lot with a double wide paved driveway. Every detail was considered when building this beautiful forever home, ranging from accessibility, quality, space, energy saving and peace of mind. Step inside and enjoy the inviting open concept design, vaulted ceilings, and large windows that allow lots of natural light to warm and brighten the space. For additional ambiance the living room offers a propane fireplace for additional warmth. Custom built kitchen boasts real wood cabinets and plenty of storage including a huge pantry. Also included on this level is a spacious bedroom, bathroom, a primary bedroom with ensuite + walk in closet, laundry room, and double car garage. Quality and consistent flooring flows throughout the entire home; enjoy the comfortable and efficient in-floor heating that includes time-of-day savings electrical rates. This home is also wired for a generator in the case of power outages. This forever home has it all! Enjoy the peace and tranquility of having your morning coffee on either your front or back deck with the huge bonus of being a part of a supportive and amazing community! Falmouth is a central & convenient location to both Halifax & the Annapolis Valley. Conveniently located 5 mins to ALL amenities; hospital, shopping, the local Elementary School, mins to



Kings Edgehill Private School - Ski Martock - Avon Valley Golf Club - Sports Complex, 30 mins to Bedford, and 40 mins to Halifax. A perfect location formany lifestyles! Enjoy the simple living and worry-free lifestyle that this amazing community and home has to offer.

Built in 2007

Essential Information

MLS® #	202412210
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,587
Acres	1.00
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 17th, 2025

Community Information

Address	436 Gabriel Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Falmouth
County	Hants
Province	NS
Postal Code	B0P 1P0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), In Floor, Radiant
Fireplace	Yes
Fireplaces	Propane
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Falmouth District School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Keller Williams Select Realty
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