

\$489,900 - 2301 St. Margaret's Bay Road, Timberlea

MLS® #202412583

\$489,900

3 Bedroom, 1.50 Bathroom, 1,724 sqft

Residential on 0.23 Acres

40-A, Timberlea, NS

Welcome to 2301 St. Margaret's Bay Road in Timberlea, NS! This charming 2-storey home boasts a blend of modern amenities and classic appeal, perfect for comfortable living and entertaining. Step into a spacious kitchen featuring ceramic flooring, ample counter and cupboard space, and patio doors that open to the rear deck. Enjoy picturesque views of your landscaped backyard and 50 feet of water frontage on 9 Mile River. Down the hall, a formal dining area awaits, which can easily be transformed into a home office. The hardwood flooring extends into a generous rec room that spans the length of the house, ideal for hosting gatherings. A 2-piece powder room completes this level. Ascend the hardwood staircase to find three inviting bedrooms. The primary suite features laminate floors, a double closet, a cozy propane fireplace, and a cheater door to the 4-piece main bath, which includes a jet tub. The lower level offers driveway access and includes a large unfinished workshop/utility room, laundry facilities, and two versatile finished rooms. This home is situated on the Metro transit route and is within walking distance of BLT Elementary School, local parks, trails, lakes, and Fitzgerald's Variety Store. Plus, it's just a 7-min drive to Bayer's Lake, where you'll find a variety of amenities. The home includes a fully ducted heat pump system, providing economical heating and cooling. Recent upgrades include new roof shingles (2023), a new hot water tank



(2024), and a new front deck (2024). Don't miss out on this fantastic opportunity. Call today for your private viewing!

Built in 1960

Essential Information

MLS® #	202412583
Price	\$489,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,724
Acres	0.23
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 12th, 2024

Community Information

Address	2301 St. Margaret's Bay Road
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1J3

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Heat Pump
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Beechville Lakeside Timberlea Jr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic
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