

# \$679,000 - 117 Higgins Avenue, Beechville

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MLS® #202412781

**\$679,000**

4 Bedroom, 3.50 Bathroom, 2,436 sqft

Residential on 0.11 Acres

40-A, Beechville, NS

Welcome to Lovett Lake! This 4-bedroom, 3.5-bath detached home is designed to delight the entire family. Located just 5 minutes from the expanding and booming Bayers Lake Shopping District, you'll have quick access to movie theatres, shopping, restaurants, and numerous amenities, including the new hospital. The main floor features a spacious living area, an eat-in kitchen with a dining area, and a convenient family area. The kitchen boasts modern finishes, including quartz countertops, soft-close drawers, and Bluetooth speakers, making it a great place to entertain family and friends. A garden door leads to a deck, perfect for year-round barbecues. A two-piece powder room completes the main floor. On the upper level, the spacious primary bedroom includes an ensuite bath and walk-in closet. Two more good-sized bedrooms, a three-piece main bath, and a laundry area complete this level. The lower level offers a rec room, a fourth bedroom, and an additional three-piece bath, making it ideal for overnight guests or extended family. The home is built to fantastic standards, featuring ductless heat pumps and modern finishes inside and out. Enjoy the convenience of being within 10 minutes of downtown Halifax and having quick access to all major highways. Beechville is approximately 20 minutes from downtown Halifax or a short drive across the bridge to Dartmouth, making this location second to none. Welcome home to Lovett Lake!



Built in 2022

Essential Information

MLS® #	202412781
Price	\$679,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,436
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 27th, 2024

Community Information

Address	117 Higgins Avenue
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Beechville
County	Halifax
Province	NS
Postal Code	B3T 0M5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single, Garage, Heated Garage, Wired, Paved
# of Garages	1
View	Lake

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes

Fireplaces	Fireplace(s)
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood 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	CDD- Compr
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### **Listing Details**

Listing Office	RE/MAX Nova (Halifax)
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Listing information last updated on October 14th, 2025 at 7:32pm ADT