

# \$419,000 - 100 Heritage Hills Drive, Eastern Passage

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MLS® #202412957

**\$419,000**

3 Bedroom, 1.50 Bathroom, 1,392 sqft  
Residential on 0.09 Acres

11-B, Eastern Passage, NS

Welcome to 100 Heritage Hills Drive! This charming 3-bedroom, 1.5-bathroom home is ideally located in Eastern Passage, close to amenities, schools, and the scenic Fisherman’s Cove boardwalk. In 2020, the home underwent many updates, including new flooring on the lower level, a new hot water tank, and new exterior doors. The main floor features a bright living room with a sunny bay window, a modern kitchen with new stainless steel appliances, a half-bath, and a dining area that opens to the back deck. The lower level offers three spacious bedrooms and a full bathroom. Conveniently located and beautifully refreshed, this is the perfect family home.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202412957               |
| Price          | \$419,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,392                   |
| Acres          | 0.09                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | September 16th, 2024    |

## Community Information

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | 100 Heritage Hills 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 1T4                                         |

## Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | No Garage, Gravel, Single                                         |

## Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | High Speed Internet                            |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard                                      |
| Stories           | Split Entry                                    |
| Basement          | None                                           |

## Exterior

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

## School Information

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

## Additional Information

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

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|

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