

\$444,900 - 32 Sugar Maple Drive, Timberlea

MLS® #202412964

\$444,900

3 Bedroom, 1.50 Bathroom, 1,470 sqft

Residential on 0.07 Acres

40-A, Timberlea, NS

Welcome to 32 Sugar Maple Drive in Timberlea. One of the most sought after areas to raise a family within walking distance of schools. This three bed, one and a half bath semi-detached home has been well maintained and cared for and is ready to welcome a new family. Make yourself feel at home when you enter with the lovely custom bench to sit and take your shoes off. The living room is very bright and spacious. Enter the dining room and kitchen area through double glass french doors. This area is also very bright with a sliding door going out to the massive deck for entertaining and barbequing. A side entrance near the kitchen is a great addition for unloading your groceries after a visit to the nearby new Sobeys Grocery Store. A half bathroom completes this floor. The second floor features the primary bedroom with a walk in closet and two other fair sized rooms. Youâ€™ll also find a freshly updated full bathroom with a sliding barn door on this floor. With heat pumps on the main and second floor, youâ€™ll be able to enjoy a cool house in our humid warmer months. The home also has electric baseboard heaters, therefore no need to worry about oil or upkeep of a furnace. The basement has a large recreational room featuring a bar area. There is a den that is currently set up as a home gym and also a laundry room with a large sink. The backyard has a wired shed and is fully fenced, perfect for safety and privacy of both kids and your four legged family members. This



property is sure to please. Book a showing today. Offers are due Monday, June 10th, 2024 at 12:00pm. Open House Saturday & Sunday 2-4pm.

Built in 1986

Essential Information

MLS® #	202412964
Price	\$444,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,470
Acres	0.07
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 14th, 2024

Community Information

Address	32 Sugar Maple Drive
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1G3

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator

Heating	Baseboard, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Brick, 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	R2
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 29th, 2025 at 10:02pm ADT