

# \$685,000 - 2070 Shore Road, Eastern Passage

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MLS® #202413064

**\$685,000**

4 Bedroom, Bathroom,  
Residential Income on 0.18 Acres

11-B, Eastern Passage, NS

Looking to move into or invest in the scenic seaside community of Eastern Passage, then don't miss your opportunity to own this oceanside duplex. This duplex has been renovated from top to bottom with modern living & comfort in mind. The main unit has a total of 3 bedrooms with two on the upper level & the 3rd bedroom on the lower level. The upper level is bright & spacious while the open concept living and dining area has amazing views of the ocean. The kitchen area has a walkout onto your private back deck. In 2022 the kitchen area was opened up & expanded when the laundry was moved downstairs and the wooden live edge breakfast bar was added. The primary bedroom has a double closet and takes advantage of those ocean vistas. The 2nd bedroom is at the rear of the home adjacent to the renovated 4PC bathroom. The lower 1 bedroom, 1 bathroom unit also enjoys stunning ocean scenery from the spacious living room area. The kitchen with eat-in dining area has a separate walkout with access to the backyard. Both units boast in-suite laundry for convenience plus there is a long double wide paved driveway that could easily fit 4-6 vehicles. This duplex has had numerous updates in 2022 and in 2024 including both kitchens, lower bathroom, all new flooring throughout, new paint and trim work and the oil furnace was removed and both units now have electric baseboard heat on their own independent power meters. From 2008 onwards other updates include new



windows, interior & exterior doors, both roofs, updated wiring, renovated upper bathroom and so much more. Great home to live in with an income unit, rent out both units or have your multi-generational family all under one roof. Nearby amenities include picturesque Fisherman’s Cove, several beaches and trails, Hartlen Point Forces Golf Club, 12 Wing Shearwater & Dartmouth Crossing. Why wait to move into this great community, it’s time to call this place your own now. Call today for your private viewing.

Built in 1978

**Essential Information**

|            |                    |
|------------|--------------------|
| MLS® #     | 202413064          |
| Price      | \$685,000          |
| Bedrooms   | 4                  |
| Acres      | 0.18               |
| Year Built | 1978               |
| Type       | Residential Income |
| Sub-Type   | Duplex             |
| Status     | Closed             |
| Date Sold  | July 25th, 2024    |

**Community Information**

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | 2070 Shore Road                                 |
| 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 1H5                                         |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Utilities      | Electricity Connected |
| Parking Spaces | 2                     |
| Parking        | Double, Paved         |

|               |                                        |
|---------------|----------------------------------------|
| View          | Ocean                                  |
| Is Waterfront | Yes                                    |
| Waterfront    | Ocean Front, Across Road, Ocean Access |

### **Interior**

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Appliances   | Stove, Dishwasher, Dryer - Electric, Washer, Washer/Dryer, Refrigerator, Dryer |
| Heating      | Baseboard                                                                      |
| # of Stories | 2                                                                              |
| Has Basement | Yes                                                                            |
| Basement     | Full, Finished, Walk-Out Access                                                |

### **Exterior**

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

### **School Information**

|            |                                         |
|------------|-----------------------------------------|
| Elementary | Ocean View / Seaside Elementary Schools |
| Middle     | Eastern Passage Education Centre        |
| High       | Islandview High School                  |

### **Additional Information**

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (Dartmouth) |
|----------------|-----------------------------------|

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Listing information last updated on October 21st, 2025 at 8:02pm ADT