

# \$509,900 - 43 Wexford Road, Cole Harbour

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MLS® #202413286

**\$509,900**

3 Bedroom, 2.50 Bathroom, 1,936 sqft

Residential on 0.14 Acres

16-B, Cole Harbour, NS

Nestled in the heart of Cole Harbour, this large bungalow offers charm and sophistication. As you approach, the lush gardens and meticulously manicured lawns will welcome you.. Step through the front door into a bright open concept living where there is so much natural light. The open concept living space with hardwood floors, boasts a seamless flow, from living to dining to kitchen. The updated kitchen is complete with modern appliances, sleek new countertops, and a convenient breakfast bar for informal gatherings. Adjacent lies the cozy family room, where a propane fireplace and a patio door to back yard is located. Tucked away down the hall, are three spacious bedrooms offering comfort, each appointed with new carpeting and ample closet space. The master suite boasts an ensuite 3-piece bath, providing a private retreat . Venture downstairs to discover a spacious recreation room & games area, perfect for movie nights. A large storage room and a half bath is close by. Beyond the front patio entertaining area, you will find an additional private patio area in the back. A single-car garage provides convenience and storage, which completes the picture along with the home is equipped with a new generator panel. This property is located in a prime location and community, with proximity to top-notch schools, bus service just a few minutes walk to the Portland Terminal, and an array of amenities just around the corner, and best of all a neighbourhood that offers a true



sense of community which adds to this home's appeal.

Built in 1981

Essential Information

MLS® #	202413286
Price	\$509,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,936
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 3rd, 2024

Community Information

Address	43 Wexford Road
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-B
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 1R8

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Double, Paved
# of Garages	1

Interior

Interior Features	Ensuite Bath, High Speed Internet
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Appliances	Gas Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Forced Air
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Partially Finished

## Exterior

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

## School Information

Elementary	Caldwell Road Elementary School
Middle	Astral Drive Junior High School
High	Auburn Drive High School

## Additional Information

Zoning	R1
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## Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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Listing information last updated on October 14th, 2025 at 1:04pm ADT