

# **\$849,900 - 34 Lakeridge Crescent, Colby South**

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MLS® #202413494

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,776 sqft

Residential on 0.25 Acres

16-A, Colby South, NS

Welcome Home to Lake Life and Luxury at 34 Lakeridge Crescent located in the highly sought-after quiet and family friendly residential area of Colby South in Cole Harbour. Experience the comfort of life on the water and the convenience of city living with a country feel from this beautiful Lake House less than 10km from downtown Dartmouth and less than 15km from downtown Halifax. This property is also very conveniently located close to CFB Shearwater, Rainbow Haven Beach, walking and biking trails and all essential amenities. Going through the front entrance and up to the main level we find the living room, formal dining room and kitchen that leads out to a cosy composite deck overlooking Bissett Lake! Upstairs to the bedroom level we have a large master featuring a 3-piece ensuite, walk-in closet and patio doors out on to a private patio area with awesome lake views. There are 2 further large bedrooms and a 4-piece family bathroom completing this level. Downstairs to the lower level we have a rec room, laundry room, a 4th bedroom and another 4-piece bathroom. We can also access the built in double heated garage from this level. Outside we have a nicely landscaped front yard with double paved driveway and the backyard rolls slightly downhill to the spectacular lake frontage. Close to the house we have a large hot tub and closer to the water's edge there is a lovely firepit, a dock and a large shed conveniently located to store your kayaks and other water



toys! This move in ready lakefront property should not last long so don't delay and call your agent today for your private showing!

Built in 2004

**Essential Information**

MLS® #	202413494
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,776
Acres	0.25
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 6th, 2024

**Community Information**

Address	34 Lakeridge Crescent
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Colby South
County	Halifax
Province	NS
Postal Code	B2V 2V2

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Double, Garage, Heated Garage, Wired, Paved
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

## Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Range, Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Ductless, Radiant
Stories	Split Entry
Has Basement	Yes
Basement	Finished

## Exterior

Exterior Features	Balcony, Dock
Lot Description	Under 0.5 Acres, Cleared, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

## School Information

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

## Additional Information

Zoning	R-1
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## Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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