

\$774,900 - 26 Amelinda Crescent, Boutilliers Point

MLS® #202413524

\$774,900

4 Bedroom, 3.00 Bathroom, 2,406 sqft

Residential on 1.02 Acres

40-D, Boutilliers Point, NS

Welcome to 26 Amelinda Crescent, a stunning 4-bedroom, 3-bathroom bungalow offering breathtaking panoramic views of St. Margarets Bay. This meticulously maintained home sits on over an acre of land, providing a private sanctuary nestled on a secluded street surrounded by nature. Just minutes from beautiful beaches and within a 35-minute drive to Downtown Halifax, this property allows you to enjoy a serene coastal lifestyle while remaining close to essential amenities and major roadways. The main floor is bathed in natural light, showcasing vaulted ceilings and oversized windows that enhance the spacious open-concept layout. The kitchen, living, and dining areas seamlessly extend to both front and back decks, fostering an inviting indoor/outdoor living experience. These expansive decks are perfect for starting your day with a morning coffee or unwinding in the evening with a glass of wine, all while soaking in the tranquil surroundings and stunning ocean views. The main level features a generous primary bedroom with an upgraded ensuite, providing a luxurious retreat. An additional bedroom and a conveniently located laundry room complete this level. Descending to the lower level, you are greeted by a versatile rec room equipped with a wet bar, ideal for entertaining guests or potentially converting into an in-law suite. The lower level also boasts a walkout to a covered deck area with under-decking, ensuring a dry, comfortable outdoor living space throughout



the year. This level includes two more bedrooms, another full bathroom, and a double car, heated garage. This remarkable home has numerous upgrades, including newer roof shingles (2016), ductless heat pumps (2015), a new well pump (2018), a hot water tank (2017), and water treatment system. Additional features such as a hot tub, alarm system, in-floor heating, and a wired generator add to the home's appeal. Don't miss the opportunity to make 26 Amelinda Crescent your own.

Built in 2004

Essential Information

MLS® #	202413524
Price	\$774,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,406
Acres	1.02
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 4th, 2024

Community Information

Address	26 Amelinda Crescent
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-D
City	Boutiliers Point
County	Halifax
Province	NS
Postal Code	B3Z 1X5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Garage, Heated Garage, Wired, Paved
# of Garages	2
View	Ocean

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Cooktop, Oven, Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Water Purifier, Water Softener
Heating	Baseboard, Ductless, Hot Water, In Floor
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	St Margaret's Bay Elementary School
Middle	Five Bridges Junior High School
High	Bay View High School

Additional Information

Zoning	MU-2
--------	------

Listing Details

Listing Office	RE/MAX Nova
----------------	-------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 15th, 2025 at 6:02am ADT