

\$759,900 - 53 Moody Park Drive, Williamswood

MLS® #202415640

\$759,900

3 Bedroom, 2.00 Bathroom, 2,295 sqft

Residential on 1.16 Acres

9-A, Williamswood, NS

Discover your perfect retreat with this special lakefront property, combining your house and cottage in one! Nestled on a private, mature lot that gently slopes to the picturesque shores of beautiful Moody Lake and 223' of water frontage. This home offers a serene escape for those who love boating, swimming, fishing, and paddling. The residence itself exudes charm and character, featuring breath taking wood beams, vaulted ceilings, and a cozy wood-burning fireplace. The main level offers a large living room, kitchen with breakfast nook, separate dining room, bright sun room and full bath. Upstairs you'll find two inviting bedrooms and a large bathroom. Down on the lower level is a versatile bedroom or recreation room. The property boasts a detached double garage with three levels, providing ample space for vehicles, storage, or a workshop, all topped with a durable metal roof. Enjoy the outdoors with a newly built boathouse, fire pit, and dock added in 2023, perfect for entertaining or simply unwinding by the water. Additional upgrades include four ductless heat pump heads, electrical upgrades to support solar panels and a generator hookup. This lakefront gem offers a rare blend of charm, comfort, and functionality, making it an ideal choice for those seeking a tranquil and unique home. Minutes to Crystal Crescent beach, 10 minutes to all the amenities of Spryfield, and 20 minutes to downtown Halifax!



Essential Information

MLS® #	202415640
Price	\$759,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,295
Acres	1.16
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	November 6th, 2024

Community Information

Address	53 Moody Park Drive
Area	Halifax - Dartmouth
District	9-Harrietsfield, Sambr And Halibut Bay
Sub-District	9-A
City	Williamswood
County	Halifax
Province	NS
Postal Code	B3V 1B8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Interlocking
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Heat Pump
Fireplace	Yes
Fireplaces	Wood Burning Stove, Wood Burning

Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Landscaped, Sloping/Terraced
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Harrietsfield Elementary School
Middle	Herring Cove Junior High School
High	JL Ilsley High School

Additional Information

Zoning	R-2
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Listing Details

Listing Office	Royal LePage Anchor Realty
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Listing information last updated on October 14th, 2025 at 6:47pm ADT