

# \$599,950 - 32 Helpard Lane, Watt Section

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MLS® #202416473

**\$599,950**

4 Bedroom, 2.50 Bathroom, 3,206 sqft

Residential on 4.25 Acres

35-C, Watt Section, NS

Gorgeous seaside 2 level bungalow in Watt Section, only minutes from the Village of Sheet Harbour and all the amenities you need. This property is off the main road and boasts 4.25 acres and over 430 feet of oceanfront on Sheet Harbour that leads to the ocean.

Amazing views of the water from the wrap-around deck you can see towards Sheet Harbour on one side and on the other out towards the Passage that leads to the ocean; there is lots of room for entertaining inside & out! You will be welcomed inside the home by a spacious foyer and on the right you will find a newly renovated 2 piece powder room and a bedroom perfect for a young child, down the hall leads to an amazing open floor plan with tons of windows taking in the views and consists of the kitchen with centre island housing the propane stove and breakfast nook, dining area, sitting area and living room. Also on this level is a new spacious primary bedroom suite with double closets and ensuite bathroom with soaker tub and walk-in glass shower. The home is heated by electric baseboard heat, propane furnaces (one on each level), ductless heat pumps (one on each level) and a wood stove; another great feature is the new propane generator for those times when the power goes off this generator will kick in automatically. The basement has tons of space and is fully finished with two bedrooms; one includes a Murphy bed, patio doors to the outside, a corner nook if you are in need of desk space, a large storage room



with laundry, and a rec room that is large enough to make a great home theatre. Outside enjoy lots of space to roam around and to build gardens and features a 24x24 wired garage and hot tub that takes in all the beautiful views. Make this your new seaside home and start living the East Coast Dream!

Built in 2008

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202416473               |
| Price          | \$599,950               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 3,206                   |
| Acres          | 4.25                    |
| Year Built     | 2008                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | September 12th, 2024    |

**Community Information**

|              |                        |
|--------------|------------------------|
| Address      | 32 Helpard Lane        |
| Area         | Halifax - Dartmouth    |
| District     | 35-Halifax County East |
| Sub-District | 35-C                   |
| City         | Watt Section           |
| County       | Halifax                |
| Province     | NS                     |
| Postal Code  | B0J 3B0                |

**Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Utilities      | Electric, Propane, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                         |
| Parking        | Detached, Double, Circular Driveway, Gravel               |

|               |                                        |
|---------------|----------------------------------------|
| # of Garages  | 2                                      |
| View          | Harbour, Ocean                         |
| Is Waterfront | Yes                                    |
| Waterfront    | Harbour, Access: Harbour, Ocean Access |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                                      |
| Appliances        | Gas Range, Dishwasher, Dryer, Washer, Freezer - Stand Up, Refrigerator |
| Heating           | Baseboard, Ductless, Space Heater, Stove                               |
| Fireplace         | Yes                                                                    |
| Fireplaces        | Wood Burning Stove                                                     |
| # of Stories      | 2                                                                      |
| Stories           | Two                                                                    |
| Has Basement      | Yes                                                                    |
| Basement          | Full, Finished, Walk-Out Access                                        |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | 3 to 9.99 Acres, Landscaped |
| Roof            | Asphalt                     |
| Construction    | Cementitious Board          |
| Foundation      | Concrete Perimeter          |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Marine Drive Academy |
| Middle     | Marine Drive Academy |
| High       | Marine Drive Academy |

### Additional Information

|        |       |
|--------|-------|
| Zoning | RE/MU |
|--------|-------|

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Century 21 Trident Realty Ltd. |
|----------------|--------------------------------|

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Listing information last updated on October 24th, 2025 at 7:02pm ADT