

# \$580,000 - 47 Grenadier Drive, Cole Harbour

MLS® #202416567

## \$580,000

4 Bedroom, 3.00 Bathroom, 2,193 sqft

Residential on 0.15 Acres

16-A, Cole Harbour, NS

Situated in a quiet, mature, and sought-after neighborhood in Colby Village, this spacious home features 3 bedrooms and 2 bathrooms on the main floor, perfect for a growing family. The fully finished basement offers additional living space, including a fourth bedroom and third full bathroom. With generous living areas, there is plenty of room for both relaxation and entertainment. Upgrades include a brand-new kitchen with quartz countertops, new cabinets and several new appliances, ductless heat pump motors installed this year, new windows in 2022, and new roof shingles in 2019. Enjoy the large back deck, ideal for entertaining, which overlooks a wooded backyard with no neighbors to the rear. Located near shopping and amenities, and listed under at \$600,000, it offers exceptional value in a highly desirable location.



Built in 1985

### Essential Information

MLS® #	202416567
Price	\$580,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,193
Acres	0.15
Year Built	1985

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 29th, 2024

### **Community Information**

Address	47 Grenadier Drive
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 2L9

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	3
Parking	Attached, Single, Garage, Heated Garage, Double, Paved
# of Garages	1

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)
Stories	Split Entry
Has Basement	Yes
Basement	Finished

### **Exterior**

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

### **School Information**

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

### **Additional Information**

Zoning	R-1
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### **Listing Details**

Listing Office	Royal LePage Atlantic
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