

\$815,000 - 454 High Road, Fall River

MLS® #202419493

\$815,000

4 Bedroom, 2.50 Bathroom, 3,049 sqft

Residential on 1.45 Acres

30-B, Fall River, NS

Welcome to 454 High Road, Fall River, Nova Scotia. A stunning property that offers the perfect blend of space and comfort. Set on a beautifully landscaped 1.45-acre lot, this home is over 3000 sq feet, and provides an amazing family lifestyle. Step inside to discover the heart of this home, the elegant living room, where a vaulted ceiling and a cozy propane fireplace creates a warm and inviting atmosphere. Adjacent is a large dine-in kitchen, ideal for family meals and entertaining. The main level also features a spacious family room, half bath, laundry room & the 1st of 4 bedrooms. Head upstairs to find 3 spacious bedrooms, including a luxurious primary suite featuring a huge walk-in closet and a beautiful ensuite bathroom, the additional bedrooms are well-sized, perfect for a growing family or guests. Rounding out this level is a 4-piece main bathroom. Head downstairs to the fully finished basement, an entertainment haven complete with a games room and bar with the pool table included! The perfect spot for gathering with friends and family. The property also includes two built-in garages: a triple car garage and a converted double car garage that now serves as a fully-equipped home gym, equipment included! Outside, enjoy your own private oasis with included swim spa, on a concrete slab, surrounded by a newly installed deck, both added in 2022. The space is thoughtfully designed for relaxation and fitness. This home is equipped with an efficient ducted heat pump



system for year-round comfort, and the roof was replaced in 2022 (warranty provided), giving peace of mind for years to come. Located across the street from a playground and two new baseball fields, this truly is a perfect family home!

Built in 2005

Essential Information

MLS® #	202419493
Price	\$815,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,049
Acres	1.45
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 11th, 2024

Community Information

Address	454 High Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1X6

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Double, Triple, Garage, Heated Garage, Gravel, Paved

# of Garages	5
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
Heating	Forced Air, In Floor, Stove
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

Elementary	Ash Lee Jefferson Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	RE/MAX Nova
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Listing information last updated on October 22nd, 2025 at 6:02pm ADT