

# \$539,900 - 78 Stratford Drive, Cole Harbour

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MLS® #202422191

**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,870 sqft

Residential on 0.21 Acres

16-A, Cole Harbour, NS

Perfect Family Home! Located in the highly sought-after area of Colby, this 3-bedroom, 2-bathroom home offers versatile living with two additional den/office spaces that could be converted into legal bedrooms. Designed with energy efficiency in mind, it boasts high-efficiency windows, a new hot water tank, a main floor heat pump, and two ETS (Electric Thermal Storage) units, allowing you to take advantage of cost-effective time-of-day electricity rates. The main floor features a spacious kitchen with extended cabinetry, ample counter space, and a bay window that floods the room with natural light. Down the hall, you'll find a generous primary bedroom with two double closets and a cheater door to the main bath, along with two additional bedrooms. On the lower level of this split-entry home, you'll discover a welcoming family room with a cozy pellet stove, plus two office/potential bedroom spaces. The lower level also includes a combined 3-piece bathroom and laundry room, along with access to the built-in 1.5-car garage featuring a newer overhead door. The exterior of this home invites both kids and adults to play! The backyard impresses with a brand-new deck and staircase, leading to a spacious, fully fenced yard—perfect for children, pets, and gardening enthusiasts, all while enjoying the convenience of city living. The location offers an easy commute, just 8 minutes to 12 Wing Shearwater, 20-25 minutes to the Halifax bases, and 25-30 minutes to downtown



Halifax. You'll also be within walking distance of Astral Drive Elementary/Junior High, lakefront walking paths, nearby trails, and a 7-minute drive to major amenities. Book a private showing today and make this exceptional home yours!

Built in 1991

**Essential Information**

MLS® #	202422191
Price	\$539,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,870
Acres	0.21
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 7th, 2024

**Community Information**

Address	78 Stratford Drive
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Cole Harbour
County	Halifax
Province	NS
Postal Code	B2V 2R2

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	1.5, Garage, Double, Paved
# of Garages	2

**Interior**

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Electric, Ductless, Stove
Cooling	Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

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

## School Information

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

## Additional Information

Zoning	R-1 - RESIDENTIAL LOW DENSITY
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## Listing Details

Listing Office	Exit Realty Metro
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