

# \$429,000 - 10 Mosher Road, Conrod Settlement

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MLS® #202423063

**\$429,000**

4 Bedroom, 1.00 Bathroom, 2,202 sqft

Residential on 1.57 Acres

31-C, Conrod Settlement, NS

If you are looking for a comfortable family home in a quiet rural setting close to great schools, only 25 minutes from everything the city has to offer, then welcome to 10 Mosher Road in the heart of Conrod Settlement. As you enter this charming, well maintained 4 bedroom home you will be greeted with a front entry hallway area which leads into the large family living room complete with a wood fireplace insert and separate access to the rear deck and huge landscaped rear lawn area. Across the hall is a large bright formal dining area which leads into the spacious kitchen with an abundance of cabinet space, designed for a family who loves to cook. Upstairs you will find a primary bedroom and another large bedroom towards the front of the home, the main 4 piece bathroom with new bath surround insert, two (2) additional bedrooms and lots of closet space for that growing family. The lower level provides additional family living space including a very large open area family/rec room, large storage area and a separate utility/laundry area. Needing a home with lots of required storage space, look no further than this home. The property includes a 24'x36' detached double garage which is perfect for a family with lots of toys or a place for a hobbyist. The sunny backyard is private, tree lined, level and spacious, and provides lots of space for outdoor summer entertaining and family fun and room for a pool or for parking for recreational vehicles towards the front of the



home. The property is close to all three levels of schools, amenities, recreational facilities, lakes, nearby beaches and school bus routes which makes this property the perfect location for a family seeking a rural lifestyle close to the city. There are two efficient heat pumps providing comfortable heating and cooling on all 3 floors of the home. A great value property located in an ideal quiet family neighborhood.

Built in 1961

**Essential Information**

MLS® #	202423063
Price	\$429,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	2,202
Acres	1.57
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 16th, 2024

**Community Information**

Address	10 Mosher Road
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-C
City	Conrod Settlement
County	Halifax
Province	NS
Postal Code	B0J 2L0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Detached, Double, Paved
# of Garages	2

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Forced Air, Furnace, Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### School Information

Elementary	Porters Lake Elementary School
Middle	Gaetz Brook Junior High School
High	Eastern Shore District High School

### Additional Information

Zoning	RE
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### Listing Details

Listing Office	Sutton Group Professional Realty
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Listing information last updated on October 13th, 2025 at 8:47pm ADT