

\$468,900 - 33 Oakes Road, Fall River

MLS® #202423222

\$468,900

3 Bedroom, 1.00 Bathroom, 1,000 sqft
Residential on 0.36 Acres

30-D, Fall River, NS

Top Reasons Why You'll Love This Home: 1.

Ideal Location - Set in the heart of the desirable Fall River community, this home provides the perfect balance of tranquillity and accessibility. Nestled between Lake Thomas and the iconic wooden dragons of Miller Lake, you'll enjoy the serene surroundings while still being just 9 minutes from the airport and 20 minutes to Halifax. Quick highway access and proximity to all essential amenities make it a dream location for families and professionals alike.

2. Cozy & Functional Living Space - This well-maintained 3-bedroom, 1-bathroom detached bungalow offers 1,000 sq ft of cozy, practical living space. The clean unfinished basement is ready for your personal touch, offering endless possibilities to expand and customize according to your needs. Set on a generous 15,576 sq ft treed lot, the home offers plenty of outdoor privacy and room to explore. Plus, with the added convenience of municipal water, daily life just got a bit easier.

3. Recent Modern Upgrades - Move in with confidence thanks to several recent updates, including a new septic system (2022), 2 heat pumps (2023) for year-round comfort-bringing the total to 3 heat pump units, a repointed chimney (2024), spray foam insulation in the basement (2023), and a new hot water tank (2023). These thoughtful improvements enhance the home's efficiency and ensure it's ready for you.

4. Bright & Inviting Atmosphere - The house is filled with light and warmth throughout the day. The classic hardwood



floors and crisp white kitchen cabinets create a fresh, bright atmosphere. Enjoy sunny mornings at the back of the house and afternoon light brightening the front. Itâ€™s the perfect backdrop for a family living in a peaceful yet connected neighbourhood. This move-in ready home is ready to welcome new owners looking to enjoy a friendly community without sacrificing convenience.

Built in 1967

Essential Information

MLS® #	202423222
Price	\$468,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	0.36
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	December 4th, 2024

Community Information

Address	33 Oakes Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1J5

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	No Garage, Double, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Unfinished

Exterior

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

School Information

Elementary	Holland Road Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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Listing information last updated on October 22nd, 2025 at 6:02pm ADT