

# \$345,000 - 446 John Grant Back Road, Elderbank

MLS® #202423312

## \$345,000

4 Bedroom, 1.00 Bathroom, 1,751 sqft  
Residential on 8.20 Acres

35-B, Elderbank, NS

Step into a world of modern comfort and style at 446 John Grant Back Road. This House offers fully Updated 4 Bedroom And 1 Bathroom. Imagine relaxing in a spacious living area adorned with new flooring, preparing delicious meals in a modern kitchen, or enjoying additional living space in the fully finished basement. Nestled on 8.2 acres of serene land, this property offers the perfect blend of privacy and natural beauty. Enjoy the tranquility of your own private oasis, complete with stunning views and abundant wildlife. Just a short drive away, you'll find the serene waters of Beaver Lake, perfect for fishing, boating, or simply enjoying the peaceful ambiance. Conveniently located just a 30-minute drive from Dartmouth Crossing and 15 minutes from Halifax Airport, this property offers the perfect balance of rural tranquility and urban accessibility. Enjoy the peace and quiet of country living while still being within easy reach of city amenities. Please note the bedrooms in the lower level of the house windows do not meet egress



Built in 1962

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 202423312 |
| Price     | \$345,000 |
| Bedrooms  | 4         |
| Bathrooms | 1.00      |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 1                       |
| Square Footage | 1,751                   |
| Acres          | 8.20                    |
| Year Built     | 1962                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | April 1st, 2025         |

### Community Information

|              |                          |
|--------------|--------------------------|
| Address      | 446 John Grant Back Road |
| Area         | Halifax - Dartmouth      |
| District     | 35-Halifax County East   |
| Sub-District | 35-B                     |
| City         | Eldersbank               |
| County       | Halifax                  |
| Province     | NS                       |
| Postal Code  | B0N 1X0                  |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected |
| Parking   | No Garage, Gravel                                |

### Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
| Appliances        | Range Hood          |
| Heating           | Ductless            |
| Fireplace         | Yes                 |
| Fireplaces        | Fireplace(s)        |
| # of Stories      | 1                   |
| Stories           | One                 |
| Has Basement      | Yes                 |
| Basement          | Partially Finished  |

### Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | 3 to 9.99 Acres, Partially Cleared |
| Roof            | Asphalt                            |
| Construction    | Vinyl Siding                       |
| Foundation      | Concrete Perimeter                 |

**School Information**

|            |                                      |
|------------|--------------------------------------|
| Elementary | Musquodoboit Valley Education Centre |
| Middle     | Musquodoboit Rural High School       |
| High       | Musquodoboit Rural High School       |

**Additional Information**

|        |     |
|--------|-----|
| Zoning | R-1 |
|--------|-----|

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|

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