

\$470,000 - 30 James Street, Timberlea

MLS® #202423370

\$470,000

6 Bedroom, 2.50 Bathroom, 1,702 sqft

Residential on 0.33 Acres

40-A, Timberlea, NS

Charming Family Home with Endless Possibilities – Double Lot Next to BLT Elementary! Welcome to this spacious 4-bedroom home (plus potential of 5th on lower level), offering comfort and versatility in an unbeatable location! Situated on a double fenced lot next to Beechville Lakeside Timberlea Elementary School, this property is perfect for families, with so much potential for additional uses with the partially finished walkout basement. The main level features 4 generous bedrooms (one being used as main floor laundry), a full bath, and 2 half baths for ultimate convenience. The eat-in kitchen leads to a large deck, perfect for outdoor dining and entertaining. Relax in the beautiful living room, complete with gleaming hardwood floors and a cozy propane fireplace. Downstairs, the walkout basement offers two additional rooms – perfect for a home office and a potential extra bedroom (buyer to verify egress). A large unfinished space presents an excellent opportunity for a workshop or storage, or could easily be converted into an in-home daycare (buyer to confirm zoning) family room or play room for the kids, with a separate entrance. With a newer roof and newer windows, much of the heavy lifting has been done. Add your personal touch and a bit of updating to transform this home into a showstopper. Ample parking is available with a paved driveway, including a designated RV parking spot. Don't miss out on this prime location, with room to grow, endless potential,



and all the convenience of being steps away from BLT Elementary. Location, location, location! Contact your favourite agent today for your own personal showing.

Built in 1979

Essential Information

MLS® #	202423370
Price	\$470,000
Bedrooms	6
Bathrooms	2.50
Full Baths	1
Half Baths	3
Square Footage	1,702
Acres	0.33
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 5th, 2024

Community Information

Address	30 James Street
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1G9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Multiple Driveways, Paved

Interior

Interior Features	Central Vacuum, High Speed Internet
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Appliances	Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Beechville Lakeside Timberlea Jr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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