

\$599,900 - 23 Frederick Drive, Cow Bay

MLS® #202424399

\$599,900

4 Bedroom, 2.50 Bathroom, 2,838 sqft

Residential on 1.03 Acres

11-C, Cow Bay, NS

First time on market, this fantastic custom built home is tucked away on a very quiet street. The lovingly cared for house sits on a large, fully landscaped country lot. One family has owned this property and it's now ready for new owners to make it their new home. The new owners will enjoy their family home in the beautiful seaside community of Cow Bay, Nova Scotia. This home features a ducted heat pump, backup generator, 4 bedrooms and 3 bathrooms. The covered front entry leads to a large foyer which welcomes family members and visitors to a house in which care and consideration is given to layout, design and function. This bright and welcoming home is designed to enhance daily living and entertaining. The fantastic versatile layout allows for people to enjoy each other's company or find their own space. Along with a living room, dining room and kitchen, the very spacious main living portion also features a large family room, half bath, laundry and a huge bedroom. The upper level has the rest of the bedrooms. The primary suite contains an adjoining ensuite and walk-in closet. Another full bathroom and 2 other bedrooms complete this level. The lower level boasts a great rec room and tons of space for storage and workshop. The outside is just as good as in. The large private wraparound deck allows for easy flow out to enjoy added outdoor living space. It overlooks a well maintained yard with mature trees. There is also another sitting deck off the dining room. The large detached



garage, which is wired and heated, is great for vehicles, more storage and workspace. There is also a shed for yard equipment, bikes or...surfboards! Yes, Cow Bay has many great surf spots. There are lots of other great outdoor activities: playground (across the street!) , Rainbow Haven Beach, Flag Pond Coastal Access Park and Silver Sands Park. Many amenities and the quaint shops of Fisherman's Cove are in nearby Eastern Passage. Be sure to view the virtual tour and book a viewing!

Built in 1980

Essential Information

MLS® #	202424399
Price	\$599,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,838
Acres	1.03
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 12th, 2025

Community Information

Address	23 Frederick Drive
Area	Halifax - Dartmouth
District	11-Dartmouth Woodside, Eastern Passage, Cow Bay
Sub-District	11-C
City	Cow Bay
County	Halifax
Province	NS
Postal Code	B3G 1K3

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected, Other
Parking	Detached, Heated Garage, Wired, Concrete, Gravel

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Range Hood, Refrigerator
Heating	Forced Air, Furnace, Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	Side Split
Has Basement	Yes
Basement	Partially Finished

Exterior

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

School Information

Elementary	Seaside Elementary School
Middle	Eastern Passage Education Centre
High	Island View High School

Additional Information

Zoning	RA
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Listing Details

Listing Office	Royal LePage Anchor Realty
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Listing information last updated on October 14th, 2025 at 12:47am ADT