

# \$484,900 - 10 Lipkudamoonk Path, Clam Bay

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MLS® #202426301

**\$484,900**

3 Bedroom, 2.00 Bathroom, 1,508 sqft

Residential on 2.81 Acres

35-A, Clam Bay, NS

Welcome to 10 Lipkudamoonk Path, a stunning one-year-old bungalow nestled in the prestigious, gated community of Abbecombec Ocean Village in Clam Bay. This modern home, situated on a spacious 2.8-acre lot, boasts over 1,500 sq ft of living space, including 3 bedrooms and 2 bathrooms. The open-plan main living area is designed for contemporary living, featuring a trendy feature wall that adds a touch of elegance to the space. The kitchen is a chef's dream, with ample cabinets, generous counter space, and a central island perfect for entertaining. High-quality, one-year-old appliances are included, making this home move-in ready. Step through the patio doors at the rear of the home onto a generous deck, ideal for enjoying the serene surroundings. Comfort is assured year-round with electric baseboard heating, supplemented by a ductless heat pump for efficient heating and cooling. The property also includes a new detached 24x24 double garage and a large gravel driveway with plenty of parking space for all your recreational vehicles and toys. Residents of Abbecombec Ocean Village enjoy exclusive access to a private community beach, and with ocean activities and hiking trails right at your doorstep, adventure awaits just outside your front door. All this, just a 45-minute commute to Dartmouth, offering the perfect balance of peaceful coastal living with convenient city access.



Built in 2023

Essential Information

MLS® #	202426301
Price	\$484,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,508
Acres	2.81
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 12th, 2025

Community Information

Address	10 Lipkudamoonk Path
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	Clam Bay
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Gravel
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Not Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

### **School Information**

Elementary	Oyster Pond Academy
Middle	Oyster Pond Academy
High	Eastern Shore District High School

### **Additional Information**

Zoning	MU
HOA Fees	600

### **Listing Details**

Listing Office	Century 21 Trident Realty Ltd.
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