

# **\$499,000 - 13 Lakeside Road, Beaverdam Lake**

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MLS® #202427502

**\$499,000**

3 Bedroom, 2.00 Bathroom, 2,930 sqft

Residential on 1.60 Acres

F3, Beaverdam Lake, NS

Custom built home in very private location with deeded lake access to Beaverdam Lake. The property is 1.6 acres in size with approximately 3/4 of an acre being forest and the remaining being landscaped, it is only a 200ft walk to the deeded boat access to Beaverdam Lake. The house is set back in the property and is accessed via circular driveway in the middle of which is a Koi pond. There are many ornamental bushes and perennial flowers. The unique home is only 25 yrs old. The ground floor features a covered deck with an included hot tub, as well as a 2.5 car attached heated and wired garage. The home is entered by the elegant foyer which provides access to the large family room that has access to the lower deck and also has a pellet stove which makes this room very cozy in the wintertime. There are two large bedrooms as well as a 3pce bath and utility room with laundry on this floor. Up the curving staircase is the main floor of the house which features a cathedral ceiling, and a huge deck with a glass railing that is accessed by living room or the kitchen. The kitchen is large with plenty of counter space and storage, off the kitchen is the formal dining area. The living room is huge, and has a spot for a home office. The primary bedroom is large and bright with a great walk in closet. A large 5pc bath completes the home. This is a very bright home with all of the rooms having large windows, heating is by in floor hot water radiant heat, most of the floors are ceramic tile. There is a 15' x 17' wired



workshop as well as a 8' x 16' greenhouse.  
There is Bell Fiberop internet, the home is only  
a 15 minute drive to the Historic Town of  
Shelburne with all amenities. Check out the  
online Matterport tour.

Built in 1999

**Essential Information**

MLS® #	202427502
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,930
Acres	1.60
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 16th, 2025

**Community Information**

Address	13 Lakeside Road
Area	South Shore
District	407-Shelburne County
Sub-District	F3
City	Beaverdam Lake
County	Shelburne
Province	NS
Postal Code	B0T 1W0

**Amenities**

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Circular Driveway, Gravel
# of Garages	2
Waterfront	Access: Deeded, Lake Privileges, Stream/Pond

**Interior**

Interior Features	High Speed Internet
Appliances	Gas Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator, Water Softener
Heating	Furnace, In Floor, Radiant, Other Heating/Cooling
Cooling	Other Heating/Cooling
# of Stories	2
Stories	Two
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Slab

## School Information

Elementary	Hillcrest Academy
High	Shelburne Regional High School

## Additional Information

Zoning	Res
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## Listing Details

Listing Office	Keller Williams Select Realty (Shelburne)
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Listing information last updated on October 12th, 2025 at 12:17pm ADT