

\$597,000 - 21 Boyne Court, Eastern Passage

MLS® #202500381

\$597,000

3 Bedroom, 3.50 Bathroom, 2,244 sqft

Residential on 0.08 Acres

11-B, Eastern Passage, NS

Welcome to 21 Boyne Crt, a stunning 6 year old modern two-storey home nestled in the seaside community of Eastern Passage. Built by the renowned FH Developments, this immaculately cared for property offers a perfect blend of contemporary design & comfortable living, making it an ideal choice for families or those looking to settle in a tranquil neighbourhood. As you step inside, you'll be greeted by an open-concept main floor with your living room & a modern kitchen, complete with a central island, spacious pantry, & luxurious quartz countertops. Whether you're hosting family dinners, kitchen parties or enjoying a quiet evening in, the adjoining dining room flows seamlessly to a deck that overlooks your meticulously landscaped, fully fenced backyard. This outdoor oasis features a wired shed & requires little maintenance, allowing you more time to enjoy the space. The second level is thoughtfully designed for convenience & comfort, with laundry situated on the same floor as the bedrooms. The spacious primary bedroom offers a walk-in closet & a beautifully appointed 3-piece ensuite. Two additional bedrooms & a 4pc main bathroom provide ample space for family or guests. The lower level extends your living space with a large family room, perfect for movie nights or gatherings. A versatile room can be used as a home office, workout space, or even a playroom, while a 4-piece bathroom & abundant storage complete this level. With its modern finishes, thoughtful layout, & prime



location, this home is a must-see for anyone seeking comfort, style & convenience. Just minutes from popular Fisherman’s Cove, Rainbow Haven Beach, MacCormack’s Beach Provincial Park & Boardwalk, countless scenic trails, amazing schools, numerous playgrounds, a BMX dirt track plus a one of a kind skatepark, all this and you’re still only 20-25 minutes from downtown. You & your family will never tire of the things to do! Schedule your viewing today.

Built in 2019

Essential Information

MLS® #	202500381
Price	\$597,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,244
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 30th, 2025

Community Information

Address	21 Boyne Court
Area	Halifax - Dartmouth
District	11-Dartmouth Woodside, Eastern Passage, Cow Bay
Sub-District	11-B
City	Eastern Passage
County	Halifax
Province	NS
Postal Code	B3G 0G9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

Exterior

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

School Information

Elementary	Ocean View / Seaside Elementary Schools
Middle	Eastern Passage Education Centre
High	Island View High School

Additional Information

Zoning	CDD
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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