

\$400,000 - 31 Redoubt Way, Eastern Passage

MLS® #202500530

\$400,000

3 Bedroom, 1.00 Bathroom, 1,398 sqft

Residential on 0.16 Acres

11-B, Eastern Passage, NS

5 Top Reasons Why Youâ€™ll Love This Home: 1. Charming Features and Move-In Ready: This 1978 split-entry home has been lovingly cared for and is ready for it's next chapter. Boasting 3 bedrooms, 1 bathroom, and 1,398 sq. ft. of thoughtfully designed living space, it features updated flooring and a spacious eat-in kitchen with solid cabinetry. This home offers the perfect balance of classic style and modern convenienceâ€”an inviting space ideal for daily living and entertaining alike. 2. Outdoor Space: From the front yard, take in stunning ocean views that infuse your daily life with a serene coastal charm. The 6,815 sq. ft. lot provides ample space for your outdoor activities. A fully fenced backyard ensures a safe and secure area for children and pets to play, while the wrap-around deck is ideal for family BBQ's or reading a book while the kids play. 3. Location: Located in the heart of Eastern Passage, 31 Redoubt Way offers a relaxed pace of life, where sandy beaches, fresh sea breezes and outdoor adventures are just steps away. Just minutes from MacCormackâ€™s Beach Provincial Park, Fishermanâ€™s Cove, and Angles Beach, this home is perfectly situated for seaside living. 4. Education: Families will appreciate the proximity to quality local schools, all just minutes away. These schools foster growth and learning for children of all ages, making the location ideal for raising a family. 5. Amenities: Close to CFB Shearwater, shopping, dining, and a nearby



golf course, this home puts all essentials within easy reach. Enjoy endless opportunities for recreation and adventure with playgrounds, beaches, and various facilities just moments away. Whether you're looking for your first home or a space to create cherished family memories, this property offers the perfect foundation to embark on a new journey with ease and charm.

Essential Information

MLS® #	202500530
Price	\$400,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,398
Acres	0.16
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 26th, 2025

Community Information

Address	31 Redoubt Way
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 1E9

Amenities

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

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator, Other
Heating	Baseboard
Stories	Split Entry
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, 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	R-1
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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