

\$397,000 - 31 Chater Street, Eastern Passage

MLS® #202500982

\$397,000

4 Bedroom, 1.50 Bathroom, 1,338 sqft

Residential on 0.07 Acres

11-B, Eastern Passage, NS

Welcome to this beautifully updated split-entry semi-detached home in the charming community of Eastern Passage, Nova Scotia. Featuring 1+3 bedrooms and 1.5 baths, this home blends modern renovations, thoughtful design, and a fantastic location near the ocean and local amenities. Since 2020, the property has seen extensive upgrades. The foyer now includes a built-in bench with storage, and the basement boasts R3 insulated panels and stone-core vinyl flooring. A 2021 Daikin heat pump delivers efficient heating, saving nearly \$100 monthly in colder months, and air conditioning for summer. The master bedroom features a built-in closet organizer and a shiplap accent wall, while the powder room shines with white tile flooring, a floating vanity, and a vessel sink. The kitchen has updated countertops and a new dishwasher (2024), and the finished crawl space adds extra functional space. The exterior is equally impressive, with a new deck (2024) built to code, a paver-stone patio, and a large raised garden bed. A chain-link fence provides privacy and security, paired with a sturdy shed on a gravel base. The front door and storm door have been replaced, and a fresh porch light completes the welcoming facade. Located just steps from the ocean and Eastern Passage Commons, this home offers coastal living at its finest. It's a short drive to Rainbow Haven and Lawrencetown Beaches, close to Shearwater, and within walking distance of schools and trail systems like the Shearwater



Flyer and Salt Marsh Trails. Tucked into the quiet "old side" of Eastern Passage, the property enjoys added privacy thanks to an easement behind the yard which grows in during the summer. With modern updates, stylish features, and an unbeatable location, this home is the perfect choice for life in Eastern Passage.

Built in 1996

Essential Information

MLS® #	202500982
Price	\$397,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,338
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 12th, 2025

Community Information

Address	31 Chater Street
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 1N7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1

Parking	No Garage, Paved, Single
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Interior

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

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Brick, 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-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	Exit Realty Metro
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