

\$679,000 - 35 Sarah Ingraham Drive, Williamswood

MLS® #202501594

\$679,000

6 Bedroom, 3.00 Bathroom, 3,081 sqft

Residential on 1.03 Acres

9-A, Williamswood, NS

Located in the peaceful Broadfalls Park Subdivision with river frontage, this private home offers open-plan living and space for extended family or guests. The bright main level features hardwood floors, a propane fireplace, a kitchen with pantry shelving, and French doors leading to a fenced backyard overlooking the river. The primary bedroom includes a walk-in closet and connects to the main bath with a water jet tub, walk-in shower, and laundry chute. An additional bedroom and an office/bedroom complete this level. The secondary living space has a bedroom, full bath, living room with a propane fireplace, kitchenette (no stove), and walkout access to the yard. The lower level boasts a large rec room (furnished with an oversized sofa and kegerator included), two bedrooms (one used as an office), a bonus room, and walkout access to the fenced yard—ideal for entertaining and pets. The heated, wired garage has a walkout and a storage room with built-in shelving. Built in 1999, the home features a 200-amp electrical panel, a 2023 propane furnace with in-floor heating, and a water softener/iron filter system. New roof shingles and fencing were installed in 2018. Additional highlights include flowering shrubs, school bus service, and a nearby fire hydrant. Local fire department, parks, Crystal Beach in Sambro (7 minutes), and Halifax (20 minutes) are all within easy reach. This tranquil home combines functionality with natural beauty, making it a perfect fit for your family.



Built in 1999

Essential Information

MLS® #	202501594
Price	\$679,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	3,081
Acres	1.03
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 21st, 2025

Community Information

Address	35 Sarah Ingraham Drive
Area	Halifax - Dartmouth
District	9-Harrietsfield, Sambr And Halibut Bay
Sub-District	9-A
City	Williamswood
County	Halifax
Province	NS
Postal Code	B3V 1N2

Amenities

Utilities	Propane, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Double, Heated Garage, Wired, Gravel, Single
# of Garages	2
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	Central Vacuum, Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator, Water Softener, Other

Heating	Fireplace(s), Ductless, In Floor, Radiant
Fireplace	Yes
Fireplaces	Fireplace(s), Propane
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Harrietsfield Elementary School
Middle	Herring Cove Junior High School
High	JL Ilsley High School

Additional Information

Days on Market	276
Zoning	R1

Listing Details

Listing Office	Engel & Volkers (Wolfville)
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Listing information last updated on November 4th, 2025 at 1:50pm AST