

\$649,000 - 2 Sheffield Court, Fall River

MLS® #202503575

\$649,000

4 Bedroom, 2.50 Bathroom, 2,236 sqft

Residential on 0.96 Acres

30-B, Fall River, NS

Welcome to 2 Sheffield Court in Fall River Village! This charming home is situated on a beautifully landscaped 41,000+ sq. ft. lot with coveted southern exposure. Located on a quiet, family-friendly street, it's just a short distance from parks, the lake, local amenities, and within a highly sought-after school district. Upon entering, you'll be greeted by an abundance of natural light, a feature that flows throughout the entire home. The spacious living room boasts beautiful hardwood floors and a cozy propane fireplace. The dining room has a ductless heat pump providing efficient heating and cooling, and is open to the kitchen. This space features custom solid wood cabinetry, Corian countertops, a large island, stainless steel appliances, and a convenient walkout to the back patio. The private backyard is ideal for hosting summer BBQs and gatherings with friends and family. The primary bedroom is complete with its own ductless heat pump, a generous walk-in closet, and a full ensuite bath. Two additional well-sized bedrooms and a full bathroom round out the main level. A hallway pocket door provides added sound protection between the bedroom corridor and main living areas. On the lower level, you'll find a large family room perfect for movie nights. The lower level also features a bedroom, full bathroom, office, laundry room, and an attached double car garage. Additional upgrades include a new oil tank (2024). This home has been meticulously maintained by the current owners and is ready



for a new family to make it their own. A fantastic opportunity at \$649,000!

Built in 1996

Essential Information

MLS® #	202503575
Price	\$649,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,236
Acres	0.96
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 29th, 2025

Community Information

Address	2 Sheffield Court
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1A4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Aggregate

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Freezer, Freezer - Stand Up, Range Hood, Refrigerator

Heating	Baseboard, Furnace, Ductless, Hot Water
Fireplace	Yes
Fireplaces	Propane
Stories	Split Entry
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped
Roof	Concrete
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Waverley Memorial Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 22nd, 2025 at 9:02pm ADT