

\$417,000 - 40 Brookview Drive, Colby Village

MLS® #202504240

\$417,000

2 Bedroom, 1.50 Bathroom, 1,424 sqft

Residential on 0.14 Acres

16-A, Colby Village, NS

This inviting home exudes warmth and character, offering the perfect space to create lasting memories. Sunlight pours into the open-concept main level, where the living, dining, and kitchen areas flow seamlessly, ideal for both entertaining guests or enjoying quiet evenings. A custom-built shelving wall featuring a sleek new electric fireplace adds both comfort and style, making the space feel even more cozy on cold winter evenings. Recently painted in 2025, the home feels fresh, bright, and modern. The heart of the home the kitchen has been fully renovated with high-end finishes, including new cabinetry, a large island, stunning herringbone backsplash, quartz countertops, and contemporary lighting. The main-level half bath boasts a new vanity, stylish tile flooring, and a modern light fixture. Whether you're preparing family meals or savoring a morning coffee, this home offers both functionality and beauty. Downstairs, you'll find two generously-sized bedrooms, full bath and laundry. The bathroom, updated in 2021 with elegant tile flooring and a quartz-topped vanity and a new hot water tank (2025) was installed to ensure efficiency and peace of mind for years to come. Step outside to a spacious, fully fenced backyard your private sanctuary for relaxation and outdoor entertaining on the deck. Whether it's summer barbecues, playful pets, or peaceful evenings, this backyard is perfect for all. The additional stone patio (2019), enhanced with a Hoft privacy fence (2022),



offers a secluded retreat for enjoying the a glass of wine by the fire. Outdoor enthusiasts will love the home's proximity to Rainbow Haven Beach and the Salt Marsh Trail, just minutes away. Conveniently located just off Bisset Road, this home is within easy reach of schools, parks, and a variety of amenities. With its stylish updates, low-maintenance design, and unbeatable location, this home is ideal for first-time buyers or those looking to downsize into a comfortable, move-in-ready retreat.

Built in 2002

Essential Information

MLS® #	202504240
Price	\$417,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,424
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 22nd, 2025

Community Information

Address	40 Brookview Drive
Area	Halifax - Dartmouth
District	16-Colby Area
Sub-District	16-A
City	Colby Village
County	Halifax
Province	NS
Postal Code	B2V 2V5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
Parking Spaces	2
Parking	No Garage, Double, Parking Spaces(s), Paved

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer
Heating	Baseboard
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	Two
Basement	None

Exterior

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

School Information

Elementary	Colonel John Stuart Elementary School
Middle	Sir Robert Borden Junior High School
High	Cole Harbour District High School

Additional Information

Zoning	R-2
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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Listing information last updated on October 14th, 2025 at 9:02pm ADT