

\$309,900 - 1538 Eastern Shore Road, West Berlin

MLS® #202504615

\$309,900

2 Bedroom, 1.50 Bathroom, 1,530 sqft

Residential on 2.42 Acres

E2, West Berlin, NS

Ocean-view 2-bedroom, 2-bath home in the coastal community of West Berlin on Nova Scotia's South Shore. This elevated lot of over two acres offers views of Blueberry Bay, and a large private, nicely treed back yard. The thoughtfully created contemporary Great Room with cathedral ceiling, skylights, large windows and patio door, provides bright and airy open-concept one-level living that will make for seamless entertaining inside and out. Modern kitchen features a large island and propane stove. Primary bedroom's walk-in closet is plumbed for potential addition of an en suite. Second bedroom, Laundry Room, one full and one half bath complete the main floor. Efficient and low-maintenance electric baseboard heat combines with a Fujitsu ductless heat pump that also provides cooling during summer. This property's location offers lots of options for a new owner. A 16 x 14 storage shed could be converted into use as a Bunkie, and you are within walking distance of a white sand beach...or take your pick of several large beaches within a short drive. Significant recent updates include septic system, drilled well, heat pump and back deck. Single detached garage and two driveways for lots of parking / extra storage. About 10 minutes to the amenities of Town of Liverpool, 25 minutes to Bridgewater and 90 minutes to Halifax and international airport.

Built in 1958



Essential Information

MLS® #	202504615
Price	\$309,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,530
Acres	2.42
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 26th, 2025

Community Information

Address	1538 Eastern Shore Road
Area	South Shore
District	406-Queens County
Sub-District	E2
City	West Berlin
County	Queens
Province	NS
Postal Code	B0J 1H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Circular Driveway, Gravel, Parking Spaces(s)
# of Garages	1
View	Ocean

Interior

Interior Features	High Speed Internet
Appliances	Gas Range, Dishwasher
Heating	Baseboard, Ductless
Cooling	Ductless
Fireplace	Yes

Fireplaces	Propane
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

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

Additional Information

Zoning	R6 Coastal
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Listing Details

Listing Office	EXIT Realty Inter Lake Liverpool
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