

\$549,900 - 18 Langille Estates Drive, Simms Settlement

MLS® #202504919

\$549,900

4 Bedroom, 3.00 Bathroom, 2,151 sqft

Residential on 1.43 Acres

A2, Simms Settlement, NS

Discover your dream home with easy travel to the city via highway, just 40 minutes from downtown. Enjoy the perfect blend of convenience and tranquility with large lots that offer privacy, thanks to public land backing the properties. Ideal for outdoor enthusiasts, this location provides easy public lake access for kayaking and canoeing. Indulge in the Iris, an exceptionally versatile split entry home that is sure to leave a lasting impression! Enjoy quality finishes designed to offer a seamless open-concept floor plan. With 4 bedrooms and 3 baths, including a fully finished basement boasting a delightful rec room and convenient laundry facilities, this home is perfect for the growing family. The single car garage allows plenty of room for parking and storage, a feature to cherish during the winter months. This home provides premium standard selections, including the comfort of a ductless heat pump, quartz countertops, and spa-inspired ensuite or you can choose upgrades to meet your taste. Inquire today for all the details. This location is prime with the ocean minutes away, country living close to the city, and shops and restaurants close by. All this, and along with the confidence of a 10-year Atlantic Home Warranty and a 1 year builders warranty to commence at closing, this home truly has it all.



Essential Information

MLS® #	202504919
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,151
Acres	1.43
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 21st, 2025

Community Information

Address	18 Langille Estates Drive
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Simms Settlement
County	Lunenburg
Province	NS
Postal Code	B0J 1T0

Amenities

Utilities	Electric, Electricity Connected, Other
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Gravel
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	None
Heating	Baseboard, Ductless
Stories	Split Entry
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	1 to 2.99 Acres, Wooded
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Middle	Chester Area Middle School
High	Forest Heights Community School

Additional Information

Days on Market	221
Zoning	R1

Listing Details

Listing Office	Engel & Volkers
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