

\$599,900 - 88 Fringe Drive, Middle Sackville

MLS® #202506112

\$599,900

4 Bedroom, 2.00 Bathroom, 2,340 sqft

Residential on 0.47 Acres

25-D, Middle Sackville, NS

Don't let the street view fool you—there's over 2,340 sq. ft. of finished living space waiting behind the front door of 88 Fringe Drive, complete with a fully developed walkout basement! This spacious 4-bedroom, 2-bath detached home sits on a private 0.47-acre lot filled with fruit trees and blackberry bushes, offering both comfort and charm in a peaceful setting. Lovingly owned by one family since it was built just 11 years ago, the home has been thoughtfully maintained and offers a functional, flexible layout that suits a wide range of lifestyles. The main level features a bright, open-concept living and kitchen area with attractive cabinetry, solid countertops, and a convenient laundry chute leading to the basement. You'll also find three generous bedrooms on this level, including a primary bedroom with ensuite access to the full bath. Downstairs, the fully finished basement adds incredible versatility with a fourth bedroom, cozy den with a dry bar, electric fireplace, and included wall-mounted TV, plus a second full bathroom with stand-up shower. There's also a spacious rec room, utility room, laundry room, and a kitchenette (not currently wired for a stove), offering endless possibilities for in-laws, teens, or guests. A chair lift is already installed for easy access between floors. Step outside to enjoy over 650 sq. ft. of deck space, including a covered hot tub area—perfect for relaxing after a long day. The 60'x120' greenhouse is a rare and exciting bonus, ideal



for gardening or year-round food production. The detached 22x24â€™™ workshop is wired, heated with a heat pump, and insulated, offering amazing potential as a gym, creative space, or storageâ€™™though not vehicle accessible. Concrete stairs and walkways connect the home, patio, and workshop, and thereâ€™™s a covered front porch with a swing for quiet mornings. With a Generac generator, double paved driveway, and two sheds, this property has everything you need for practical, peaceful living.

Built in 2014

Essential Information

MLS® #	202506112
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,340
Acres	0.47
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 25th, 2025

Community Information

Address	88 Fringe Drive
Area	Halifax - Dartmouth
District	25-Sackville
Sub-District	25-D
City	Middle Sackville
County	Halifax
Province	NS
Postal Code	B4E 0K2

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Millwood Elementary School
Middle	Sackville Heights Junior High School
High	Millwood High School

Additional Information

Zoning	CDD
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Listing Details

Listing Office	Exit Real Estate Professionals
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Listing information last updated on October 30th, 2025 at 2:17am ADT