

\$540,000 - 108 Cow Bay Road, Eastern Passage

MLS® #202506645

\$540,000

3 Bedroom, 2.00 Bathroom, 1,925 sqft

Residential on 0.43 Acres

11-B, Eastern Passage, NS

Its time to discover the perfect blend of comfort & convenience in this well-maintained, carpet-free, unique back split home located at 108 Cow Bay Road in the picturesque community of Eastern Passage. This delightful property features 3 bedrooms, 2 bathrooms, and versatile living spaces designed to accommodate your family's needs. Upon entering, you're greeted by a bright and sunny living room equipped with an energy-efficient heat pump, ensuring year-round comfort. The adjacent kitchen with eat-in dining area provides a cozy space for family meals. The upper level boasts two comfortable bedrooms and a versatile office with direct access to a large private deck, perfect for outdoor relaxation or entertaining. A 4-piece bathroom completes this level. The lower levels offer a spacious family room featuring a cozy propane fireplace and an additional heat pump for optimal climate control. This level also includes a second large kitchen, a third bedroom, another 4-piece bathroom, and a utility room equipped with laundry facilities, a mudroom that leads to the backyard and garage and ample storage space. The exterior of the property is equally impressive. A massive paved driveway leads to a 26' x 25' wired and insulated garage with 11-foot ceilings and its own heat pump, providing an ideal space for a workshop or additional storage. The spacious backyard features a large shed and a play structure, offering plenty of room for children and pets to play, gardening enthusiasts to



cultivate, or simply to relax and enjoy the serene sounds of the adjacent babbling brook. Situated just minutes from Hartlen's Point Golf Course, various walking trails and beaches, and the scenic boardwalk at Fisherman's Cove, this home offers the perfect blend of tranquility and convenience. Additionally, you're only a 15-20 minute drive from the hospital, NSCC Campus, shopping centres, and downtown Dartmouth & Halifax. Isn't it time you called The Passage home? Book a private viewing today!

Built in 1980

Essential Information

MLS® #	202506645
Price	\$540,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,925
Acres	0.43
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 10th, 2025

Community Information

Address	108 Cow Bay Road
Area	Halifax - Dartmouth
District	11-Dartmouth Woodside, Eastern Passage, Cow Bay
Sub-District	11-B
City	Eastern Passage
County	Halifax
Province	NS
Postal Code	B3G 1A3

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Multiple Driveways, Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Propane
Stories	Multi/Split
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Seaside Elementary School
Middle	Eastern Passage Education Centre
High	Island View High School

Additional Information

Zoning	R-2
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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