

\$579,900 - 27 Ballathie Crescent, Fall River

MLS® #202506923

\$579,900

3 Bedroom, 2.00 Bathroom, 2,243 sqft

Residential on 0.49 Acres

30-B, Fall River, NS

Have you ever dreamed of living in that iconic family neighbourhood - the one with spacious lots, mature trees, and where kids of all ages can walk to school? Welcome to 27 Ballathie Crescent, nestled in the ever-popular community of Fall River. Tucked away from the hustle and bustle, this charming bungalow sits on an oversized, beautifully landscaped lot with the kind of curb appeal that makes you stop and say "This is the one!". Inside, the home radiates warmth and pride of ownership at every turn. The open-concept living and dining area is the true heart of the home, featuring meticulously cared-for hardwood floors, a cozy propane fireplace with a custom hearth, a large front window that floods the space with natural light, and a 18,000 BTU heat pump keeping the space comfortable. The recently updated galley kitchen features sleek stainless steel appliances and offers direct access to one of the home's most unique features - a three-season sunroom overlooking your private backyard. It's the perfect spot to enjoy morning coffee, evening reads, or weekend gatherings without ever having to step fully outdoors. Down the hall, you'll find a spacious laundry suite with bonus storage, two well-appointed bedrooms, an updated full bath, and a primary suite that truly delivers - complete with a walk-in closet and a fully renovated en-suite finished with style and intention. Downstairs, the walk-out lower level is ideal for everyday living or entertaining, offering a large family room with pellet stove, a



versatile den, and a spacious utility room. The home also features a new 100-amp electrical panel, generator panel, and dedicated generator storage for peace of mind. Need even more space? Take advantage of two outbuildings or build the detached garage of your dreams. Steps from all levels of schools, parks, amenities, and everything that makes Fall River such a desirable place to call home - this is more than just a home; it's a lifestyle. Book your private showing today!

Built in 1978

Essential Information

MLS® #	202506923
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,243
Acres	0.49
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 5th, 2025

Community Information

Address	27 Ballathie Crescent
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1P6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Fireplace(s), Propane
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Ash Lee Jefferson Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1A
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Listing Details

Listing Office	Royal LePage Atlantic
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