

# \$639,900 - 44 Fringe Drive, Middle Sackville

MLS® #202508121

**\$639,900**

4 Bedroom, 3.50 Bathroom, 2,670 sqft  
Residential on 0.15 Acres

25-D, Middle Sackville, NS

Welcome to 44 Fringe Drive – Your Family’s Next Chapter Starts Here! Nestled in a welcoming, family-friendly neighbourhood in Middle Sackville, this beautiful two-storey home is just 12 years young and full of charm. Step inside to a bright and spacious living room featuring gleaming hardwood floors, custom mouldings, and a stylish accent wall that adds character and warmth. The open-concept kitchen and dining area is designed for everyday living and easy entertaining. You’ll love the kitchen’s functional layout with a center island, walk-in pantry, and seamless flow into the dining space. Off to the side, the convenient mudroom entry includes built-in shelving to help keep things organized – perfect for busy family life. Upstairs, the generous primary suite offers a peaceful retreat with a walk-in closet and a private ensuite complete with a double vanity. Two additional bedrooms, the main bathroom, and laundry facilities round out the upper level, keeping everything right where you need it. The lower level is fully finished and features a spacious rec room, a fourth bedroom, a 3-piece bathroom, and a walk-out to the backyard – ideal for extended family, teens, or guests. Enjoy warm summer evenings on the back deck, perfect for BBQs, with stairs leading down to your backyard space. Additional highlights include a fully ducted heat pump for year-round comfort, a double paved driveway, Shed and great curb appeal. New hot water April 2025 This home



has everything a growing family needs—space, style, and a great community.

Built in 2013

### Essential Information

MLS® #	202508121
Price	\$639,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,670
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 3rd, 2025

### Community Information

Address	44 Fringe Drive
Area	Halifax - Dartmouth
District	25-Sackville
Sub-District	25-D
City	Middle Sackville
County	Halifax
Province	NS
Postal Code	B4E 0K6

### Amenities

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

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Heat Pump

Cooling	Ducted Cooling
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

### **Exterior**

Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

### **School Information**

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

### **Additional Information**

Zoning	CDD - COMPREHENSIVE DEVELOPMENT DISTRICT
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### **Listing Details**

Listing Office	Exit Realty Metro
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Listing information last updated on October 29th, 2025 at 8:17pm ADT