

\$550,000 - 61 Briarwood Drive, Eastern Passage

MLS® #202508284

\$550,000

3 Bedroom, 1.50 Bathroom, 1,586 sqft

Residential on 0.16 Acres

11-B, Eastern Passage, NS

Welcome to 61 Briarwood Drive—where modern comfort meets coastal charm in the heart of Eastern Passage. Perfectly positioned near the scenic boardwalk, waterfront trails, and local shops, this beautifully updated home offers more than just a place to live—it's a lifestyle. Inside, you'll find a bright, freshly painted interior with thoughtful upgrades throughout, including a brand new roof (Nov 2023), a spacious new deck ideal for outdoor entertaining, and a fully wired, heated, and insulated single garage with 240-volt service—perfect for a workshop or EV charging. The main level features a large primary bedroom with his-and-her closets, a generous second bedroom, and a beautifully renovated 4-piece bathroom complete with double sinks and a deep tub accented by timeless white subway tile. Comfort is top of mind year-round, with a heat pump providing efficient heating in the winter and cooling in the summer. Downstairs, enjoy a sprawling rec room, a third bedroom ideal for a home office or teen retreat, a two-piece bath, and a convenient utility/storage room. Step outside to a fully fenced backyard that backs onto a currently undeveloped parcel of land, offering rare privacy and peaceful green views. A paved multi-car driveway ensures ample parking for guests or family. This home is the total package: move-in ready, tastefully updated, and ideally located in a vibrant community where nature, convenience, and quality living come together. Don't miss



your chance to call it home.

Built in 1985

Essential Information

MLS® #	202508284
Price	\$550,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,586
Acres	0.16
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 14th, 2025

Community Information

Address	61 Briarwood Drive
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 1B9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Wired, Double, Paved
# of Garages	1

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless

Stories	Split Entry
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
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 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	Century 21 Optimum Realty
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