

\$399,900 - 44 Chater Street, Eastern Passage

MLS® #202508410

\$399,900

4 Bedroom, 1.50 Bathroom, 1,306 sqft
Residential on 0.07 Acres

11-B, Eastern Passage, NS



This charming 4-bedroom, 1.5-bathroom split-entry home offers the perfect blend of coastal living and everyday convenience. Just steps from the ocean, scenic walking trails, and the popular McCormacks Beach Provincial Park, youâ€™ll love the relaxed lifestyle this family-friendly neighbourhood provides. Inside, the bright and functional layout features a spacious living room filled with natural light, a cozy kitchen with storage, and easy access to the large, fully fenced backyard â€“ complete with a private hot tub, perfect for relaxing or entertaining. The main level also offers one bedroom and a convenient half bath. Downstairs, youâ€™ll find the primary bedroom, two additional bedrooms, a full bathroom, and laundry. Stay comfortable year-round with energy-efficient ductless heat pumps. This home is within walking distance to schools, close to parks, shopping, Fishermanâ€™s Cove, and just minutes from CFB Shearwater, this move-in-ready home is a must-see!

Built in 1996

Essential Information

MLS® #	202508410
Price	\$399,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,306
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 10th, 2025

Community Information

Address	44 Chater Street
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 1N7

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Electric
Stories	Split Entry
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

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

Additional Information

Zoning	R-2 - RESI
--------	------------

Listing Details

Listing Office	Royal LePage Atlantic
----------------	-----------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 21st, 2025 at 11:32pm ADT