

\$495,000 - 23 Blackburn Lane, Lower Prospect

MLS® #202508461

\$495,000

2 Bedroom, 2.00 Bathroom, 1,252 sqft

Residential on 0.58 Acres

40-B, Lower Prospect, NS

We invite you to see this amazing oceanfront property in Lower Prospect. Picture your own slice of granite shore with breathtaking skies, crashing waves, and serene solitude. Watch the herons, gulls, and eagles while relaxing or hiking nearby trails. This charming two bedrooms, two bath, year-round home is perfect for those who love the ocean. The property features a cozy new beach hut with a picture window perfect for taking in the changing tides or simply unwinding by the sea. For the more adventurous, launch your kayak right from your doorstep and explore the best ocean kayaking routes in NS. There is a detached multi-use building, currently housing an art studio, mini gym, TV corner plus a large workbench area for the hobbyist. The space is ideal for creating a guest or granny suite. A fourth property structure is a new shed with lots of space for garden tools, kayaks etc. The numerous upgrades to this property include new electrical wiring, 4 appliances, new main floor bathroom with walk-in shower, hardwood flooring in main living area, as well as new windows and coverings. The crawl space has been completely insulated and encapsulated. All upgrades have enhanced the property's value and efficiency. Solar panels cut electrical costs significantly as does the propane fireplace. They say an hour on the ocean is worth six months of therapy. You don't want to miss this one! It is the quintessential experience of seaside living with a 35 minute drive to the vibrant city of Halifax.



Built in 1969

Essential Information

MLS® #	202508461
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	0.58
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 13th, 2025

Community Information

Address	23 Blackburn Lane
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-B
City	Lower Prospect
County	Halifax
Province	NS
Postal Code	B3T 1Y9

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Dirt, Gravel
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Range Hood, Refrigerator, Water Purifier, Water Softener
Heating	Baseboard, Stove

Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier, Slab

School Information

Elementary	Atlantic Memorial - Terence Bay Elementary School (Atlantic Memorial)
Middle	Brookside Junior High School
High	Halifax West High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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