

\$249,900 - 4006 Highway 2, Fletchers Lake

MLS® #202508522

\$249,900

3 Bedroom, 1.00 Bathroom, 1,200 sqft
Residential on 0.35 Acres

30-D, Fletchers Lake, NS

Nestled on 0.35 acres with tranquil views of Fletcher's Lake, this 1,200-square-foot bungalow offers a prime opportunity for a renovation project. Located just two kilometers from the bustling community of Fall River, the property provides easy access to shopping, restaurants, parks, top-rated schools, and outdoor recreation. However, it's important to note that this home requires significant work and is best suited for buyers ready to invest in a project. With R6 zoning, the property offers flexibility for a variety of uses. Whether you're looking to renovate the existing home, explore a two-unit dwelling, or even develop a small business. Essential utilities like a drilled well and septic system are already in place, but the home itself will need extensive updates to bring it up to modern standards. Fletcher's Lake is just steps away, offering endless outdoor activities, and Fall River's amenities are just minutes away. For those who travel frequently, Halifax Stanfield International Airport is only 15 minutes away, and downtown Halifax is a quick 22-minute drive. Inside, you'll find a built-in sauna and a pellet stove to keep things cozy in the cooler months. While these features offer character, the rest of the home needs substantial renovations to become livable. This property could be ideal for a handyman or someone with a DIY spirit who's looking to put in the work and turn it into a charming lakeside retreat. For developers or investors, the flexible zoning and prime location make



this property a great potential project. Whether you want to restore the existing bungalow or explore new development options, this is a property that offers a lot of possibilities, but be prepared for a significant investment of time and resources.

Built in 1967

Essential Information

MLS® #	202508522
Price	\$249,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,200
Acres	0.35
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 11th, 2025

Community Information

Address	4006 Highway 2
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Fletchers Lake
County	Halifax
Province	NS
Postal Code	B2T 1A3

Amenities

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

View	Lake
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Interior

Interior Features	High Speed Internet
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Partially Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Pillar/Post/Pier

Additional Information

Zoning	R-6 - RURAL RESIDENTIAL
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Listing Details

Listing Office	Exit Real Estate Professionals
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