

\$585,000 - 24 Ava Lane, East Uniacke

MLS® #202509008

\$585,000

3 Bedroom, 3.00 Bathroom, 1,808 sqft

Residential on 1.62 Acres

105-A, East Uniacke, NS

Welcome to 24 Ava Lane—a pristine, move-in-ready home that perfectly blends the tranquility of country living with the convenience of city access. Ideally situated just minutes from Bedford and only 30 minutes to downtown Halifax or the International Airport, this beautifully maintained property offers the best of both worlds. Whether you're growing your family or looking to simplify your space, this home is thoughtfully designed to suit every stage of life. Step inside to find a bright and spacious main floor featuring a generous front entryway with a double closet, an open-concept kitchen and dining area with an island and upgraded cabinetry, and a flexible living room layout ideal for entertaining or relaxing. With three well-proportioned bedrooms—including a primary suite with its own 3-piece ensuite—plus a full main bath, comfort and functionality are at the forefront. Downstairs, a partially finished lower level provides even more versatility, offering a large rec room, an additional full bath, a utility room, and walkout access to both the built-in garage and the backyard directly from the laundry room—perfect for convenient outdoor living. The home is loaded with upgrades including stainless steel appliances, hardwood stairs, solid-surface countertops, carpet-free flooring, two ductless heat pumps for year-round efficiency, and a generator panel for peace of mind. There's also potential to add a fourth bedroom if desired. Set on a private yet accessible lot in a welcoming community, this



home truly shows like new and it's ready for you to make it your own.

Built in 2023

Essential Information

MLS® #	202509008
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,808
Acres	1.62
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 18th, 2025

Community Information

Address	24 Ava Lane
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-A
City	East Uniacke
County	Hants
Province	NS
Postal Code	B0N 1Z0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single, Garage, Heated Garage, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
Stories	Split Entry

Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Uniacke District School
Middle	Uniacke District School
High	Avon View High School

Additional Information

Zoning	R2 - RESIDENTIAL MULITPLE
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Listing Details

Listing Office	Century 21 Optimum Realty
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