

\$449,000 - 70 Alder Crescent, Lower Sackville

MLS® #202509617

\$449,000

3 Bedroom, 1.50 Bathroom, 1,569 sqft

Residential on 0.14 Acres

25-C, Lower Sackville, NS

Welcome to 70 Alder Crescent!! This one owner classic bungalow is in amazing condition and conveniently located in the heart of Lower Sackville!! This charming, spotless, owner built home has been lovingly cared for and regularly upgraded throughout its life making it absolutely delightful to view and move in condition! The main level consists of good sized foyer with double closets, living room with like new hardwood floor and wood burning fireplace to ward off those winter chills (or just for aesthetics!), galley style kitchen with huge pantry, quaint dining nook, 3 good sized bedrooms, 4 piece bath and linen. Heading to the lower level you will find very large recreation room, 2 piece powder room, storage room which could make a great office, huge laundry which could be developed into 4th bedroom (windows do not meet egress), and generous sized equipment/workshop. There is also storage space under the stairs allowing plenty of choices to tuck away all of your belongings. The west facing fully landscaped yard could be your favorite escape during summer weather. There is a cute shed to house all of your gardening tools or bikes. The Living room, dining nook, hall and 3 bedrooms have beautiful hardwood in pristine condition, all windows as well as interior doors on the main level have been upgraded in the past several year and the roof is just 2 years young. Living room fireplace currently has an electric insert for aesthetic effect and ease of use. Tucked away on a quiet street in the



heart of Sackville close to amazing nature trails, lakes, Recreation Center, all school levels (including French Immersion), shopping and quick access to highways.

Built in 1970

Essential Information

MLS® #	202509617
Price	\$449,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,569
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 27th, 2025

Community Information

Address	70 Alder Crescent
Area	Halifax - Dartmouth
District	25-Sackville
Sub-District	25-C
City	Lower Sackville
County	Halifax
Province	NS
Postal Code	B4C 1A2

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Paved, Single

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Stove - Gas, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Fireplace(s), Electric, Wood Burning
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Sycamore Lane Elementary School
Middle	AJ Smeltzer Junior High School
High	Sackville High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Sutton Group Professional Realty
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