

\$399,900 - 3 Roland Avenue, Timberlea

MLS® #202509761

\$399,900

3 Bedroom, 2.00 Bathroom, 1,615 sqft

Residential on 0.25 Acres

40-A, Timberlea, NS

Welcome to 3 Roland Avenue – a charming, move-in ready bungalow located on a quiet cul-de-sac in family-friendly Timberlea. Ideal for first-time buyers or those looking to downsize, this home offers comfort, privacy, and unbeatable value. The main floor features two spacious bedrooms, a full four-piece bath, and a bright, eat-in kitchen with ample counter and cupboard space. The cozy living room boasts a large bay window that fills the space with natural light. Step outside to an oversize shed and easy access to your driveway. Downstairs, you’ll find a home office (or potential third bedroom, but does not meet egress), another full bath, a laundry area with workshop space, and a huge rec room with walk-out access to your backyard. Enjoy the convenience of being just steps from parks, trails, lakes, and public transit. You’re also right across from the elementary school – perfect for young families! All your essentials are nearby, with Sobeys, McDonald's, Brunello Golf Course, and Bayer's Lake just a 10-minute drive away. Start your homeownership journey here – affordable, comfortable, and close to everything you need!



Built in 1965

Essential Information

MLS® # 202509761

Price \$399,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,615
Acres	0.25
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 26th, 2025

Community Information

Address	3 Roland Avenue
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1G9

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Hardwood Bush, Landscaped, Softwood Bush
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Concrete Perimeter

School Information

Elementary	Beechville Lakeside Timberlea Jr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic
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