

# **\$609,900 - 181 Southbrook Crescent, Eastern Passage**

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MLS® #202509912

**\$609,900**

4 Bedroom, 3.50 Bathroom, 2,700 sqft

Residential on 0.14 Acres

11-B, Eastern Passage, NS

You have just found the perfect home!!

Situated on a lovely corner lot in this very desirable subdivision. Found in the seaside community of picturesque Eastern Passage.

Where you can live near the Atlantic Ocean, walk along the scenic boardwalk, enjoy the local shops and delicious dining of

Fisherman's Cove. You'll appreciate the close proximity to Rainbow Haven Beach and Hartlen Point Golf Course for hours of fun and enjoyment. The sensible part is that you will still be an easy commute to CFB Shearwater, CFB Halifax, Ferries and Bridges. You will absolutely love your new home!! It has a great lay-out to welcome family and extra space for extended family. The main floor features a living room and a very large kitchen with an abundance of cabinets and lovely stone countertop. There is an extra large island and a dining space that walks out to the patio.

There is also a formal dining room which could also be used as a den or office. This floor features a 2 piece bath with laundry for convenience. Upstairs has a spacious primary bedroom with walk-in closet and large ensuite bath. Two other bedrooms share a bathroom. These rooms have been upgraded with hardwood flooring, Ceiling fans and potlights. The lower level is an added bonus!! There is room for guests, extended family, home office, etc. The separate entrance and second driveway allows for many opportunities. There is a bedroom, newly renovated bathroom, rec room, games room, utility room and extra



storage. So the options are endless. You really should see this property right away!! Book a viewing and start packing.

Built in 2010

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202509912               |
| Price          | \$609,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 2,700                   |
| Acres          | 0.14                    |
| Year Built     | 2010                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | July 9th, 2025          |

### **Community Information**

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | 181 Southbrook Crescent                         |
| Area         | Halifax - Dartmouth                             |
| District     | 11-Dartmouth Woodside, Eastern Passage, Cow Bay |
| Sub-District | 11-B                                            |
| City         | Eastern Passage                                 |
| County       | Halifax                                         |
| Province     | NS                                              |
| Postal Code  | B3G 0B8                                         |

### **Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                       |
| Parking        | Other, Double, Paved                                    |

### **Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet              |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |

|              |                       |
|--------------|-----------------------|
| Heating      | Baseboard, Hot Water  |
| # of Stories | 2                     |
| Stories      | 2 Storey              |
| Has Basement | Yes                   |
| Basement     | Full, Walk-Out Access |

### **Exterior**

|                 |                                             |
|-----------------|---------------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Landscaped, Level |
| Roof            | Asphalt                                     |
| Construction    | Vinyl Siding                                |
| Foundation      | Concrete Perimeter                          |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | RES |
|--------|-----|

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Anchor Realty |
|----------------|----------------------------|

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Listing information last updated on October 21st, 2025 at 8:17am ADT