

# \$353,000 - 1996 Shore Road Road, Eastern Passage

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MLS® #202510399

**\$353,000**

2 Bedroom, 1.00 Bathroom, 908 sqft

Residential on 0.44 Acres

11-B, Eastern Passage, NS

Welcome to a rare opportunity in the charming seaside community of Eastern Passage! Located across the street from the breathtaking Atlantic Ocean, this unique, two bedroom family home gives a coastal cottage vibe with a sneak peak of the iconic Devil's Island Lighthouse - an ever changing coastal landscape that never fails to impress. Some recent upgrades (2020-2022) include roof shingles and gutters, exterior platform chair lift, Generac generator and a Custom walk-in shower. Whether you're looking to renovate, rebuild, or reimagine, this property offers some flexibility. Situated on an oversized, R2-zoned lot with municipal services. The grounds feature mature shrubs and perennials, adding charm and privacy, a detached work/Hobby shop as well as a shed and gazebo. Perfect for creative projects and additional storage. The home and accompanying outbuildings are being sold as is, where is, and require some TLC. Enjoy the convenience of a public bus route just steps away, and take advantage of walkability to local schools, Fisherman's Cove, Hartlen Point Golf Club, scenic walking trails, and gorgeous beaches. Shearwater Military Base is just minutes away, and a short drive connects you to the many amenities of Dartmouth/ Dartmouth Crossing, Cole Harbour, and downtown Halifax.



Built in 1955

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202510399               |
| Price          | \$353,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 908                     |
| Acres          | 0.44                    |
| Year Built     | 1955                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | June 12th, 2025         |

### Community Information

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | 1996 Shore Road Road                            |
| 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 1H4                                         |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Utilities | Electric, Electricity Connected, Other |
| Parking   | Other, Dirt, Gravel                    |
| View      | Ocean                                  |

### Interior

|              |                                               |
|--------------|-----------------------------------------------|
| Appliances   | Stove, Dryer, Washer, Microwave, Refrigerator |
| Heating      | Forced Air, Furnace, Ductless                 |
| # of Stories | 1                                             |
| Stories      | One                                           |
| Has Basement | Yes                                           |
| Basement     | Crawl Space                                   |

### Exterior

|                 |                                              |
|-----------------|----------------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Partial Landscaped |
| Roof            | Asphalt                                      |

|              |                           |
|--------------|---------------------------|
| Construction | Shingle Siding            |
| Foundation   | Block, Concrete Perimeter |

### **School Information**

|            |                                  |
|------------|----------------------------------|
| Elementary | Seaside Elementary School        |
| Middle     | Eastern Passage Education Centre |
| High       | Island View High School          |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | R-2 |
|--------|-----|

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | RE/MAX Nova |
|----------------|-------------|

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Listing information last updated on October 21st, 2025 at 11:47pm ADT