

\$489,900 - 32 Roland Road, Fall River

MLS® #202510556

\$489,900

3 Bedroom, 1.00 Bathroom, 1,220 sqft

Residential on 0.39 Acres

30-B, Fall River, NS

Welcome home to 32 Roland Rd. Nestled on a private country lot in sought-after Fall River, this beautifully updated 3 bedroom, 1 bathroom home combines timeless character with modern upgrades in one of HRM's most desirable communities. Set on a peaceful, tree-lined lot, this 1.5 storey home offers the perfect blend of rural charm and urban convenience - ideal for families, first-time buyers, or anyone seeking a quieter lifestyle without sacrificing access to amenities. Inside, you'll be welcomed by an airy open-concept living area filled with natural light, complete with a cozy wood stove for those chilly Nova Scotia evenings. The renovated kitchen (2023) is a showstopper, featuring sleek stainless steel appliances, a built-in wine fridge, and luxurious soapstone countertops that pair beautifully with the warm, inviting finishes. The main floor also offers a spacious primary bedroom and a stunning full bath with in-floor heat and a tiled shower surround with glass doors - perfect for a relaxing escape at the end of the day. This home boasts thoughtful upgrades including ductless heat pumps (2022), a new roof (2017), septic field (2017), and water softener (2019), offering peace of mind for years to come. Whether you're sipping coffee on the back porch or tending your raised garden beds, this home is the perfect escape with all the perks of rural living just minutes from top-rated schools, shopping, and highway access, a short commute to downtown Halifax and 20mins to the Halifax



International Airport.

Essential Information

MLS® #	202510556
Price	\$489,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,220
Acres	0.39
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 24th, 2025

Community Information

Address	32 Roland Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1E6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Heating	Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes

Basement Unfinished

Exterior

Lot Description Under 0.5 Acres
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter

School Information

Elementary Ash Lee Jefferson Elementary School
Middle Georges P Vanier Junior High School
High Lockview High School

Additional Information

Zoning R-1B

Listing Details

Listing Office Engel & Volkers

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