

\$449,900 - 1 Sugar Maple Drive, Timberlea

MLS® #202510892

\$449,900

3 Bedroom, 2.50 Bathroom, 1,848 sqft

Residential on 0.10 Acres

40-A, Timberlea, NS

Welcome to 1 Sugar Maple Drive in the sought-after Greenwood Heights community in Timberlea. Making its debut on the market, this cherished home has been lovingly maintained by the original family since its construction.

The main floor greets you with a tile & gleaming hardwood entryway and landing. A couple of steps up, you'll discover a convenient half bath featuring a new dual flush toilet. The spacious living room boasts a large front window and a cozy propane fireplace, ideal for those chilly nights. Adjacent is the dining room, adorned with hardwood floors and bright patio doors that open to a back deck with stairs leading to a fenced backyard, perfect for children and pets. The kitchen offers ample oak cabinetry and sleek black appliances, with access to the side door and stairs to the lower level. Upstairs, the primary bedroom features a walk-in closet and a cheater door to a newly updated 4-piece bathroom with a new tub enclosure and glass doors. Two additional bedrooms with generous closet space complete this floor. The fully remodelled lower level includes a brand new 3-piece bathroom with a stunning walk-in shower, a bright family room, a large laundry/storage room, and a versatile flex room suitable for a studio, craft room, or office. Additional highlights include a paved driveway, garden shed & replaced windows. The location is unbeatable! Close to schools, daycare, recreational facilities, and a convenient bus route. Just minutes away from Brunello golf



course and the amenities of Bayer's Lake, this home offers both comfort and convenience. Schedule your personal viewing today!

Built in 1986

Essential Information

MLS® #	202510892
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,848
Acres	0.10
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 23rd, 2025

Community Information

Address	1 Sugar Maple Drive
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1G3

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Paved

Interior

Interior Features	High Speed Internet
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Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

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

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic
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