

\$479,900 - 33 Sugar Maple Drive, Timberlea

MLS® #202511483

\$479,900

4 Bedroom, 2.00 Bathroom, 1,724 sqft

Residential on 0.07 Acres

40-A, Timberlea, NS

Welcome to 33 Sugar Maple Drive, Timberlea! This beautifully updated, move-in ready semi-detached home offers three spacious levels of comfortable living in one of Timberlea's most sought-after neighbourhoods. Step inside to a bright main level featuring a sun-filled living room with gleaming hardwood floors, a large bay window, and a ductless heat pump for year-round comfort. The hardwood continues into the formal dining area, where patio doors lead to your private rear deck and fully fenced backyard—perfect for entertaining. The renovated kitchen (2014) impresses with stainless steel appliances, Corian countertops, and convenient side access to the paved driveway. A 2-piece powder room completes the main floor. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and direct access to a spacious 4-piece main bath. The fully finished lower level offers even more living space with a cozy rec room featuring a wood stove and heat pump, a fourth bedroom, a second half-bath, laundry area, and ample storage. Ideally located within walking distance to lakes, parks, trails, Metro Transit, and BLT Elementary, and just 8 minutes to Bayer's Lake shopping and amenities. Recent upgrades to this home include roof shingles 2024, hot water tank 2023 & red maple staircase 2022. This home must be seen to truly be appreciated. Don't miss your chance to own this move-in ready gem—book



your private showing today!

Built in 1985

Essential Information

MLS® #	202511483
Price	\$479,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,724
Acres	0.07
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 5th, 2025

Community Information

Address	33 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 1G4

Amenities

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

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes

Fireplaces	Wood Burning Stove
# 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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