

\$609,000 - 196 Provence Way, Timberlea

MLS® #202512634

\$609,000

3 Bedroom, 2.50 Bathroom, 1,496 sqft

Residential on 0.09 Acres

40-A, Timberlea, NS

Check to see if you qualify for the first time home buyers' GST Rebate. Welcome to 196 Provence Way , " The Grove", where modern design meets timeless comfort. This beautifully crafted home is designed with attention to detail and quality finishes throughout. Upon entering, you'll be greeted by elegant ceramic tile flooring in the entryway and bathrooms, offering both durability and style. The main living areas feature upgraded vinyl plank flooring, providing a sleek, modern look that's also easy to maintain. The heart of the home boasts a contemporary kitchen with stunning quartz countertops, perfect for meal prep and entertaining. The open-concept living room creates a cozy atmosphere year-round. Ascend the hardwood staircase to the bedroom levels, where comfort continues to shine. Stay comfortable in every season with two ductless heat pumps—one on the main floor and another in the spacious primary bedroom. Outside, a concrete driveway leads to a beautifully landscaped lot, providing excellent curb appeal. With a 10-Year LUX Warranty, you can have peace of mind knowing your investment is protected. Don't miss your chance to own this stunning property in Brunello Estates—where quality and comfort meet.



Essential Information

MLS® #

202512634

Price	\$609,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.09
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 17th, 2025

Community Information

Address	196 Provence Way
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 0N8

Amenities

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

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Ductless
# of Stories	2
Stories	Two
Basement	None

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Other
Foundation	Slab

School Information

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

Additional Information

Zoning	CDD
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 29th, 2025 at 3:33pm ADT