

# \$1,400,000 - 2249 Highway 3, East River

MLS® #202513942

**\$1,400,000**

3 Bedroom, 2.50 Bathroom, 2,372 sqft  
Residential on 0.59 Acres

A2, East River, NS

Check out this stunning ocean front bungalow located on East River Bay just 40 minutes to downtown Halifax. This custom built home features 3 bedrooms and 3 well appointed bathrooms including a spa-like ensuite bathroom off of the primary bedroom. The home is fully finished and measures almost 2400 sqft of finished living space making this home or cottage the ideal place for empty nesters. The property is fully landscaped and complete with an impressive seawall and located in a shelter oceanfront cove of East River Bay. Easy access to the highway and just minutes to Chester and Lunenburg that offer extensive dining and recreation options. This home has been carefully constructed and is ready for new owners that want to start living the good life.



Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 202513942   |
| Price          | \$1,400,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,372       |
| Acres          | 0.59        |
| Year Built     | 2024        |

|           |                         |
|-----------|-------------------------|
| Type      | Residential             |
| Sub-Type  | Single Family Residence |
| Style     | Bungalow                |
| Status    | Closed                  |
| Date Sold | July 14th, 2025         |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 2249 Highway 3       |
| Area         | South Shore          |
| District     | 405-Lunenburg County |
| Sub-District | A2                   |
| City         | East River           |
| County       | Lunenburg            |
| Province     | NS                   |
| Postal Code  | B0J 1J0              |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Utilities      | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                          |
| Parking        | Attached, Single, Heated Garage, Wired, Gravel, Multiple Driveways         |
| # of Garages   | 1                                                                          |
| View           | Ocean                                                                      |
| Is Waterfront  | Yes                                                                        |
| Waterfront     | Ocean Front, Ocean Access                                                  |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, See Remarks, High Speed Internet |
| Heating           | Baseboard, Fireplace(s), Heat Pump             |
| Cooling           | Ducted Cooling                                 |
| Fireplace         | Yes                                            |
| Fireplaces        | Propane                                        |
| Has Basement      | Yes                                            |
| Basement          | Full, Finished, Walk-Out Access                |

### Exterior

|                 |                                                         |
|-----------------|---------------------------------------------------------|
| Lot Description | 0.5 to 0.99 Acres, Partially Cleared, Landscaped, Level |
| Roof            | Asphalt                                                 |
| Construction    | Vinyl Siding, Other                                     |

Foundation                      Block

**Additional Information**

Zoning                              RES

**Listing Details**

Listing Office                      Exit Realty Metro

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Listing information last updated on October 21st, 2025 at 4:47am ADT