

\$599,000 - 18 Bolton Drive, Fall River

MLS® #202514299

\$599,000

4 Bedroom, 2.00 Bathroom, 2,446 sqft

Residential on 1.04 Acres

30-B, Fall River, NS

Welcome to 18 Bolton Drive! This family friendly 4 bed / 2 bath home is set well back from the road on a private fenced 1 acre lot. The floor plan is open and bright with large windows in both the main and lower levels. You will love the gorgeous hardwood floors and welcoming eat-in kitchen with patio doors opening to a generously sized BBQ deck. There's room for everyone in this 2400 sq. ft. house with private backyard. The spacious rooms in the lower level provide a great location for the games and media rooms you've been dreaming about - there's room for both! The lower level walk-out provides potential for an in-law suite or legal apt. permitted within the R1-B zoning. Many recent upgrades: new wooden privacy fence w/ gates, chain link fence providing fully enclosed backyard space (bring the dogs!), 2 sheds, one that's been converted to a "she shed", new 200 amp electrical panel, pot lights, new ducted heat pump with ducted cooling (8 years of warranty left), washer, dryer and fridge are all just 3 years old. Bolton Drive is a low-traffic dead-end street with municipal water, offering the best of both worlds - country living with city water. This is called the "lake district" for a reason - you are an easy walk to 4 different lakes! Residents of this community have guaranteed private access to Third Lake and use of the Windsor Junction Community Centre with playground, ballfield and beach. Your family will love living here - great schools, great parks and



friendly neighbours. This home is just steps away from the footpath that connects Bolton Drive to the popular McDonald Sports Park and a vast network of hiking, biking and cross country skiing trails. Fall River is a thriving bedroom community that's close to everything: Rec centre, lake access, shopping, restaurants, and you are an easy commute to downtown Halifax (20 mins), the international airport (15 mins) and Burnside Industrial Park (10 mins).

Built in 1995

Essential Information

MLS® #	202514299
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,446
Acres	1.04
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 19th, 2025

Community Information

Address	18 Bolton Drive
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-B
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1A4

Amenities

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

Interior Features	Central Vacuum, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Heat Pump
Cooling	Ducted Cooling
# of Stories	2
Stories	Split Entry, Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick, 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	R1-B
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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