

\$575,000 - 11 Oakes Road, Fall River

MLS® #202516050

\$575,000

4 Bedroom, 3.00 Bathroom, 2,600 sqft

Residential on 0.48 Acres

30-D, Fall River, NS

Top Reasons Why Youâ€™ll Love This Home:

1. Bright and Functional Main Floor Living: The main level greets you with warmth and charm, highlighted by a spacious kitchen with oak cabinetry, ample counter space, a huge pantry, and potential for a future island. The open living and dining areas provide both comfort and a seamless flow, while updated finishes and abundant natural light create a welcoming atmosphere throughout. This floor also features a primary bedroom with an ensuite bath, two additional bedrooms, a 4pc bathroom, and convenient main floor laundry and storage. With plenty of room to spare, this level is perfect for family living. 2. Basement Suite Potential: Zoning allows for a legal second unit, ideal for multigenerational living or rental income. The basement is a perfect spot to create additional income or for extended family. Featuring its own separate access, a generously sized bedroom, a large den and massive open-concept space ready to be transformed into a secondary suite. 3. Prime Location: Nestled on a generous 20,744 sq ft lot with views of Miller Lake, this home offers the perfect blend of beauty and convenience. Located just minutes from top-rated schools, the airport, and everyday essentials, itâ€™s ideally situated for modern living. Plus, with the new highway extension, commuting across HRM has never been easier. 4. Beautiful Outdoor Space: Step into a sunny, flat backyard surrounded by mature trees, with cherry and apple trees adding a



touch of orchard charm. Lush garden beds offer vibrant greenery throughout the seasons, and you might even spot local wildlife while relaxing on the back deck. Plus, parking is never a problem with the oversized driveway, providing ample space for 6+ vehicles. 5. Value-Adding Upgrades: This home comes equipped with two ductless heat pumps (2017&2020), 200-amp electrical panel + Kolter generator hook up (2023), New hot water tank (2025) Metal roof (2017) New garage door (2025), 9 windows with 3-panes (2021)

Essential Information

MLS® #	202516050
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,600
Acres	0.48
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 15th, 2025

Community Information

Address	11 Oakes Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Fall River
County	Halifax
Province	NS
Postal Code	B2T 1J5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Attached, Circular Driveway, Paved
View	Lake

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Baseboard
Has Basement	Yes
Basement	Full

Exterior

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

School Information

Elementary	Holland Road Elementary School
Middle	Georges P Vanier Junior High School
High	Lockview High School

Additional Information

Zoning	R-1B
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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