

# \$235,000 - 23 Maple Lane, Eastern Passage

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MLS® #202516556

**\$235,000**

3 Bedroom, 1.00 Bathroom, 1,056 sqft

Residential

11-B, Eastern Passage, NS

Welcome to 23 Maple Lane, a delightful and well-cared-for 3-bedroom mini home, tucked away in a quiet, affordable, and pet-friendly park in the beautiful seaside community of Eastern Passage. Step inside to find cathedral ceilings and a bright, open-concept layout that feels spacious and inviting. The thoughtful floor plan places the large primary bedroom at one end of the home, with two additional bedrooms at the other, offering privacy and flexibility for families, guests, or a home office. Outside, a large shed with a newer roof and built-in shelving offers plenty of storage. Important updates provide peace of mind including windows, roof (2018), heat pump (2022), water heater (2023), and new skirting (2025). Freshly painted throughout with most light fixtures updated, this home is truly move-in ready. You'll love the location—just minutes from scenic beaches, Fisherman's Cove, walking trails, and close to CFB Shearwater, CFB Halifax, local shops, and restaurants. Whether you're starting out, downsizing, or investing in a vibrant coastal community, this home is a smart and welcoming choice!



Built in 1989

## Essential Information

MLS® # 202516556

Price \$235,000

|                |                  |
|----------------|------------------|
| Bedrooms       | 3                |
| Bathrooms      | 1.00             |
| Full Baths     | 1                |
| Square Footage | 1,056            |
| Year Built     | 1989             |
| Type           | Residential      |
| Sub-Type       | Mobile Home      |
| Status         | Closed           |
| Date Sold      | August 7th, 2025 |

### Community Information

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | 23 Maple Lane                                   |
| Area         | Halifax - Dartmouth                             |
| District     | 11-Dartmouth Woodside, Eastern Passage, Cow Bay |
| Sub-District | 11-B                                            |
| City         | Eastern Passage                                 |
| County       | Halifax                                         |
| Province     | NS                                              |
| Postal Code  | B3G 1A8                                         |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected |
| Parking   | No Garage, Paved                                                                         |

### Interior

|            |                                                |
|------------|------------------------------------------------|
| Appliances | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating    | Baseboard, Ductless                            |
| Basement   | None                                           |

### Exterior

|                 |                        |
|-----------------|------------------------|
| Lot Description | Cleared                |
| Roof            | Asphalt                |
| Construction    | Vinyl Siding           |
| Foundation      | Pillar/Post/Pier, None |

### School Information

|            |                                  |
|------------|----------------------------------|
| Elementary | Seaside Elementary School        |
| Middle     | Eastern Passage Education Centre |

High Island View High School

### **Additional Information**

Zoning Park

### **Listing Details**

Listing Office Century 21 Trident Realty Ltd.

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