

\$309,900 - 174 Riverbend Drive, Brookdale

MLS® #202517169

\$309,900

3 Bedroom, 1.00 Bathroom, 1,176 sqft

Residential on 1.19 Acres

N/A, Brookdale, NS

Charming 3-Bedroom Bungalow with Garage on 1.19 Acres! Discover this exceptionally well-maintained, one-owner bungalow, custom built in 1997 and nestled on a spacious 1.19-acre lot in a desirable subdivision just minutes from town. This inviting home boasts original gleaming hardwood floors, a durable metal roof, and a new water heater, all designed for lasting comfort and efficiency. The bright living room welcomes you in from the charming covered porch, flowing seamlessly into an open-concept dining area and kitchen featuring a newer heat pump and patio doors that open onto a 12x18 composite deck—perfect for entertaining or relaxing outdoors. There’s a very cute shed, handy for storage! Inside, three comfortable bedrooms share a four-piece bathroom with laundry for ultimate convenience. Off the kitchen, a mudroom/breezeway connects to the attached single car garage and a workshop, ideal for projects or extra storage. The expansive circular paved driveway offers ample parking for family and guests. Enjoy privacy in your lovely backyard, bordered by mature forest—ideal for gardening or play. A PP-6 elementary school is just a block away, making this home perfect for families. Move-in ready and meticulously cared for, this property blends tranquility, convenience, and modern updates for truly exceptional living.

Built in 1997



Essential Information

MLS® #	202517169
Price	\$309,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,176
Acres	1.19
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 9th, 2025

Community Information

Address	174 Riverbend Drive
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Brookdale
County	Cumberland
Province	NS
Postal Code	B4H 3Y4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Circular Driveway, Parking Spaces(s), Paved
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level, Wooded
Roof	Metal
Construction	Vinyl Siding, Other
Foundation	Concrete Perimeter

School Information

Elementary	Cumberland North Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Coldwell Banker Performance Realty
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