

\$449,000 - 4 Melinda Avenue, East Lawrencetown

MLS® #202517891

\$449,000

3 Bedroom, 1.00 Bathroom, 1,781 sqft

Residential on 0.54 Acres

31-C, East Lawrencetown, NS

Welcome to 4 Melinda Avenue , a spacious 4-level side split nestled on a generous half acre lot in a peaceful, family-friendly neighborhood. This charming home offers plenty of room to grow, both inside and out, and is perfect for those seeking a balance of comfort, space, and functionality. Step inside to a bright and inviting main level featuring a large eat-in kitchen, with a propane cook stove and ample cabinetry and a spacious living room filled with natural light ,ideal for gatherings and everyday living. Upstairs on the second level, you'll find three well-sized bedrooms and a full bath, offering comfortable accommodations for the whole family. The lower level boasts a finished family room, perfect for relaxing or entertaining, while the basement level houses a large, unfinished utility and storage area with excellent potential for future development. Whether you're looking for a workshop, gym space, or extra storage, there's room to customize. A standout feature of this property is the massive detached garage, with hoist, offering space for up to six vehicles. Whether you're a car enthusiast, contractor, or simply in need of serious storage, this garage delivers incredible versatility . Located in a quiet area just minutes from schools, parks, shopping, and key amenities, 4 Melinda Avenue provides a blend of suburban tranquility and convenient access to everything you need. Enjoy the comfort of a well-established community with the added bonus of a large, private lot, perfect for



gardening, recreation, or simply enjoying the outdoors. Don't miss your chance to own this unique and spacious property with unlimited potential.

Built in 1980

Essential Information

MLS® #	202517891
Price	\$449,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,781
Acres	0.54
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 14th, 2025

Community Information

Address	4 Melinda Avenue
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-C
City	East Lawrencetown
County	Halifax
Province	NS
Postal Code	B2Z 1N8

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace

# of Stories	4
Stories	Side Split, 4 Level
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Atlantic View Elementary School
Middle	Ross Road School
High	Cole Harbour District High School

Additional Information

Zoning	RR-1
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Listing Details

Listing Office	Royal LePage Atlantic
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