

# \$377,500 - 44 Bissett Lake Road, Cole Harbour

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MLS® #202518175

**\$377,500**

3 Bedroom, 1.00 Bathroom, 2,028 sqft

Residential on 0.54 Acres

11-C, Cole Harbour, NS

Welcome to 44 Bissett Lake Road. This home is set on an impressive half-acre+ lot, offering space and convenience! The main level features an eat-in kitchen, three comfortable bedrooms, a full bathroom, living room and a versatile den, perfect for a home office or playroom. Downstairs, the walkout basement provides direct access to the backyard, the utility room and a spacious rec room area waiting for your personal touch. Numerous updates over the recent years provide peace of mind, including: roof shingles (2018), bathroom improvements (2019), electrical panel upgrade, hot water tank (2020), oil tank, chimney rebuild, front door (2021), septic tank and field (2022), basement door (2023). The lot is partially fenced and backed by mature trees, offering privacy and a natural backdrop. Outdoor enthusiasts will appreciate the near proximity to the scenic Salt Marsh Trails, Rainbow Haven Beach, Fishermen's Cove in Eastern Passage and Cow Bay surfing. You're close to shopping and recreational amenities in Cole Harbour and Dartmouth, with easy access to Halifax and the Halifax Stanfield Airport. This is a fantastic opportunity to own a solid home in a peaceful setting!



Built in 1960

## Essential Information

MLS® #

202518175

|                |                         |
|----------------|-------------------------|
| Price          | \$377,500               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 2,028                   |
| Acres          | 0.54                    |
| Year Built     | 1960                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | August 28th, 2025       |

### Community Information

|              |   |
|--------------|---|
| Address      | 44 Bissett Lake Road                            |
| Area         | Halifax - Dartmouth                             |
| District     | 11-Dartmouth Woodside, Eastern Passage, Cow Bay |
| Sub-District | 11-C  |
| City         | Cole Harbour                                    |
| County       | Halifax   |
| Province     | NS  |
| Postal Code  | B2V 2T3   |

### Amenities

|           |   |
|-----------|---|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking   | No Garage, Gravel                                       |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | High Speed Internet       |
| Appliances        | Stove, Dryer, Washer      |
| Heating           | Forced Air, Furnace       |
| Has Basement      | Yes                       |
| Basement          | Finished, Walk-Out Access |

### Exterior

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

**School Information**

|            |                                       |
|------------|---------------------------------------|
| Elementary | Colonel John Stuart Elementary School |
| Middle     | Sir Robert Borden Junior High School  |
| High       | Cole Harbour District High School     |

**Additional Information**

|        |     |
|--------|-----|
| Zoning | I-1 |
|--------|-----|

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Century 21 Trident Realty Ltd. |
|----------------|--------------------------------|

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