

\$329,500 - 258 Holland Road, Fletchers Lake

MLS® #202519609

\$329,500

3 Bedroom, 1.00 Bathroom, 1,064 sqft

Residential on 0.56 Acres

30-D, Fletchers Lake, NS

Attention first-time home buyers & investors!
Here is a well-built affordable home in a primary location. It is clean, solid and well worth the investment to upgrade to your personal taste & needs. The main level is open and bright with newer vinyl windows throughout. The generously sized eat-in kitchen could be renovated to become the centre of your household, adding tremendous value to your investment as you build equity. The living room has a large picture window that lets in lots of light and the southern wall has been set-up to accommodate a Selkirk chimney should you wish to add a woodstove or fireplace (or propane). There are 3 decent sized bedrooms and a 4-piece bathroom on the main level. The partially finished basement is full concrete and has high ceilings. When fully finished, it will double the total living area of this home. Where the set tub and washing machine hook-ups are would be a great location for a 2nd bathroom in the lower level. The 3 back basement windows are high enough above ground level that they could be converted to larger egress size without requiring window wells. This would enable you to have 2 extra bedrooms in the basement. Look up and you can see the floor boards and joists. It is evident how well this house is built! The zoning of R1-b permits duplexes & in-law suites. The side entrance could provide access to lower level should you wish to create an apartment there. The shed is at end of life but where it sits would be a good location for a



garage. Septic recently inspected and is working fine. The roof may need re-shingling, but doesn't leak and the attic space is well vented and dry. Hot water tank is 12.5 yrs and the electrical panel is a modern breaker one (and not Stab-Lok). The 100 amps should be sufficient to support a heat pump. The spacious and landscaped 1/2 acre lot goes all the way back to beyond the tree line with flagging tape at the corners. New video tour now available!

Built in 1974

Essential Information

MLS® #	202519609
Price	\$329,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,064
Acres	0.56
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 16th, 2025

Community Information

Address	258 Holland Road
Area	Halifax - Dartmouth
District	30-Waverley, Fall River, Oakfield
Sub-District	30-D
City	Fletchers Lake
County	Halifax
Province	NS
Postal Code	B2T 1A1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved

Interior

Interior Features	High Speed Internet
Appliances	None
Heating	Baseboard
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, 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

Days on Market	71
Zoning	R1-B

Listing Details

Listing Office	Viewpoint Realty Services Inc.
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