

\$485,000 - 15 Kilgar Road, Eastern Passage

MLS® #202519859

\$485,000

3 Bedroom, 1.00 Bathroom, 1,370 sqft

Residential on 0.22 Acres

11-B, Eastern Passage, NS

Welcome to 15 Kilgar Road—a bright and beautifully maintained home that's full of charm and comfort. This 3-bedroom, 1-bath house sits on a quiet, ocean-view street in Eastern Passage and features a detached 2-car garage, a large lot (subdividable & city-confirmed), and more than 1,800 sq. ft. of total living space (finished and unfinished). Step inside the bright and relaxing sunroom before heading into the rest of the home and you will be instantly greeted by natural light that flows through every room. The main level offers an open-concept living & dining area, a cozy propane fireplace, and gleaming hardwood floors throughout. The spacious, country-modern kitchen is a true highlight—offering tons of cabinetry, propane stove that is ideal for home chefs and entertainers alike, wood accents, and plenty of room to entertain. Just off the kitchen is a large back deck for your BBQ. Between the sunroom or back deck you will enjoy morning coffee, evening ocean breezes or unwind with a night cap. Upstairs, find 3 bright bedrooms, including the spacious primary bedroom with ocean views of McNabs Island & Halifax Harbour; and a 4pc bathroom. The lower level adds over 500 sq. ft. of spray-foam insulated space with a laundry area, utility room, and flexible room for a gym, workshop, or extra storage. Recent upgrades include a New Roof (2022), Solar Panels (2023), and a High-Efficiency rating from Efficiency Nova Scotia. This home is not only charming,



itâ€™s energy-smart and future-ready. Just a short walk to Fishermanâ€™s Cove, CFB Shearwater, boardwalks, parks, & trails, minutes from a bus stop and a quick commute to NSCC, Dartmouth Crossing, the hospital, & both downtown cores via the ferry or highway. Donâ€™t miss this rare chance to own a home that offers coastal beauty, big value, and endless potential. Homes with views, personality & character like this donâ€™t come around often so donâ€™t miss your chance, book a showing now.

Built in 1943

Essential Information

MLS® #	202519859
Price	\$485,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,370
Acres	0.22
Year Built	1943
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 15th, 2025

Community Information

Address	15 Kilgar Road
Area	Halifax - Dartmouth
District	11-Dartmouth Woodside, Eastern Passage, Cow Bay
Sub-District	11-B
City	Eastern Passage
County	Halifax
Province	NS
Postal Code	B0J 3A0

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Gravel, Other
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Propane Cooktop, Oven - Propane, Water Purifier
Heating	Fireplace(s), Forced Air, Furnace
Fireplace	Yes
Fireplaces	Propane
# of Stories	1
Stories	One and One Half, Three Or More
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

School Information

Elementary	Horizon Elementary School
Middle	Eastern Passage Education Centre
High	Island View High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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