

\$699,900 - 40 Merganser Avenue, Timberlea

MLS® #202520517

\$699,900

5 Bedroom, 2.00 Bathroom, 3,323 sqft

Residential on 1.14 Acres

40-A, Timberlea, NS

Tucked away at the end of a newly paved cul-de-sac, this modern bungalow offers a rare combination of space, privacy, and convenience. Situated on a private 1.14-acre lot, this move-in ready family home features an open concept main level with 3 bedrooms, a full bath, and a bright kitchen that flows into a sunken living room with a cozy propane fireplace. The fully finished basement includes 2 additional bedrooms, a full bath, and a versatile recreation room that can serve as a gym, movie room, or games space – perfect for larger families or for guests. An attached double garage with loft storage offers ample room for vehicles, tools, and hobbies. Outdoor living is easy with a newly added gazebo overlooking your park-like yard. This home also features a durable metal roof, energy-efficient ducted and ductless heat pumps for year-round comfort, and updated finishes throughout. Located in a sought-after Timberlea community, you’re just minutes from great schools, grocery stores, Brunello Golf Course, the new Mayflower Curling Club, and Bayers Lake. With quick highway access for one of the fastest commutes to Halifax, you’ll enjoy the perfect blend of city convenience and peaceful suburban living.



Built in 2001

Essential Information

MLS® #

202520517

Price	\$699,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	3,323
Acres	1.14
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 16th, 2025

Community Information

Address	40 Merganser Avenue
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1J1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Parking Spaces(s), Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Heat Pump, Ductless
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

Elementary	Beechville Lakeside Timberlea Jr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

Additional Information

Zoning	R-1- Res
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Listing Details

Listing Office	Royal LePage Atlantic
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