

# \$449,900 - 83 Melrose Crescent, Eastern Passage

MLS® #202523327

**\$449,900**

3 Bedroom, 1.50 Bathroom, 1,506 sqft  
Residential on 0.10 Acres

11-B, Eastern Passage, NS

Welcome to 83 Melrose Dr, a beautifully 3-bedroom, 2-bath split-entry home thatâ€™s truly move-in ready. Nestled in the family-friendly community of Heritage Hills, youâ€™ll love the convenience of being close to excellent schools, everyday amenities, and just minutes from the scenic Fishermanâ€™s Cove Boardwalk. Step inside - the foyer welcomes you into the bright and inviting main level. The open-concept design allows natural light to flow seamlessly from the cozy living room into the kitchen and dining are, ideal for everyday living or entertaining family and friends. From here, step out through the door to the back patio, where youâ€™ll find a private, fully fenced yard with shed for all your storage or hobby needs. The lower level offers a comfortable layout with the primary bedroom, two additional bedrooms, a full bath, and convenient laundry area. With a warm, welcoming interior and a backyard designed for making memories, this property is ready to be your forever home.



Built in 1996

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 202523327 |
| Price      | \$449,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |

|                |                         |
|----------------|-------------------------|
| Half Baths     | 1                       |
| Square Footage | 1,506                   |
| Acres          | 0.10                    |
| Year Built     | 1996                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | October 10th, 2025      |

### Community Information

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | 83 Melrose Crescent                             |
| Area         | Halifax - Dartmouth                             |
| District     | 11-Dartmouth Woodside, Eastern Passage, Cow Bay |
| Sub-District | 11-B                                            |
| City         | Eastern Passage                                 |
| County       | Halifax                                         |
| Province     | NS                                              |
| Postal Code  | B3G 1N9                                         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected |
| Parking   | No Garage, Paved                                 |

### Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | High Speed Internet                    |
| Appliances        | Stove, Dishwasher, Dryer, Refrigerator |
| Heating           | Baseboard, Ductless                    |
| Stories           | Split Entry                            |
| Has Basement      | Yes                                    |
| Basement          | Full, Finished                         |

### Exterior

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

### School Information

|            |                                         |
|------------|-----------------------------------------|
| Elementary | Ocean View / Seaside Elementary Schools |
|------------|-----------------------------------------|

|        |                                  |
|--------|----------------------------------|
| Middle | Eastern Passage Education Centre |
| High   | Island View High School          |

### **Additional Information**

|                |     |
|----------------|-----|
| Days on Market | 16  |
| Zoning         | R-1 |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | RE/MAX Nova |
|----------------|-------------|

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Listing information last updated on October 21st, 2025 at 7:17pm ADT