

\$349,900 - 42 Holland Road, Fletchers Lake

MLS® #202524388

\$349,900

3 Bedroom, 2.00 Bathroom, 2,046 sqft

Residential on 0.48 Acres

30-D, Fletchers Lake, NS

Welcome to 42 Holland Road in the sought-after community of Fletcher's Lake! This property offers incredible potential for investors, first-time buyers, or anyone ready to roll up their sleeves and add value. The main level features two bedrooms, a full bath, a kitchen, and a living room, while the lower level has a one-bedroom layout with a half bath, kitchen, and living room—ideal for extended family or rental income. The home is move-in ready, but it's dated and needs upgrades including flooring, paint, cabinetry, roofing, and deck repairs. The detached garage also needs work. Important Upgrades completed are, brand-new blown-in insulation, a new hot water tank, and a brand-new ducted electric heat pump furnace, offering excellent efficiency and comfort throughout the home. These upgrades cost \$29,000. The property has a drilled well and septic with parking for 2–3 vehicles. R6 zoning provides flexibility for a home-based business, separate units, or future development. While the house has been smoked in and will need deep cleaning and cosmetic updates, it's a solid home with great bones and a beautiful lot in a welcoming area. This property is being sold as-is and is priced below the 2025 assessment of \$375,700, offering a fantastic opportunity to build equity. Whether you want to create your dream home, generate rental income, or take on a renovation project, 42 Holland Road is ready for your vision. Offers due by 3 pm Wednesday Oct 1 2025 left open until 9:00



pm.

Built in 1976

Essential Information

MLS® #	202524388
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,046
Acres	0.48
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 30th, 2025

Community Information

Address	42 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, Natural Gas Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Dirt
# of Garages	1

Interior

Appliances	Electric Range, Refrigerator
Heating	Heat Pump

Stories	Split Entry
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Partially Cleared
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	20
Zoning	R6

Listing Details

Listing Office	EXP Realty of Canada Inc. (Fall River)
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Listing information last updated on October 23rd, 2025 at 4:32am ADT