

\$440,000 - 108 Heritage Hills Drive, Eastern Passage

MLS® #202524521

\$440,000

3 Bedroom, 1.50 Bathroom, 1,400 sqft

Residential on 0.09 Acres

11-B, Eastern Passage, NS

Welcome to 108 Heritage Hills Drive, a well-maintained, move-in ready home located in beautiful Eastern Passage. This split-entry layout offers 1,400 sq ft of finished living space perfect for families, first-time buyers, or those seeking the ideal balance of suburban charm and coastal lifestyle. Located on the cul-de-sac side of the street makes for a quieter living space and less local traffic. As you enter the home, you™re welcomed by a bright entryway with tiled flooring. Head upstairs to the main living level, where you™ll find a large living room with bay window, a spacious open concept kitchen and dining area, storage pantry, and a convenient half bath. This home is painted in neutral tones and is ideal for entertaining or relaxing in the natural light. On the lower level, you™ll find all three bedrooms, including a primary bedroom with walk-in closet, and full 4-piece bathroom with a custom tiled shower and updated tiled flooring. A separate laundry closet is for added convenience. Outside, enjoy the fenced backyard, large deck, and a hot tub retreat, perfect for relaxing after a long day of work. Located minutes from CFB Shearwater, Hartlen Point Golf Club, and the scenic boardwalk at Fisherman™s Cove, this home is surrounded by nature trails, beaches, quality schools, and local shops. Quick access to Dartmouth & Halifax makes commuting a breeze. Some Upgrades include: New roof shingles (2025), Paved driveway (2023), New front door and step (2024), Deck



installed with cement pad underneath for lawn/storage (2020), Hot tub (2022), Tiled shower (2020) Both Bathrooms and Entry Landing flooring (2020). This is a turnkey opportunity in a family-friendly neighborhood. This is the kind of spot you can settle into!

Built in 2006

Essential Information

MLS® #	202524521
Price	\$440,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,400
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 4th, 2025

Community Information

Address	108 Heritage Hills Drive
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 1T4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

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

Exterior

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

School Information

Elementary	Ocean View Elementary School
Middle	Eastern Passage Education Centre
High	Cole Harbour District High School

Additional Information

Days on Market	17
Zoning	R1

Listing Details

Listing Office	EXP Realty of Canada Inc.
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Listing information last updated on October 21st, 2025 at 7:17pm ADT