

\$465,000 - 182 Falkenham Road, East Dalhousie

MLS® #202518284

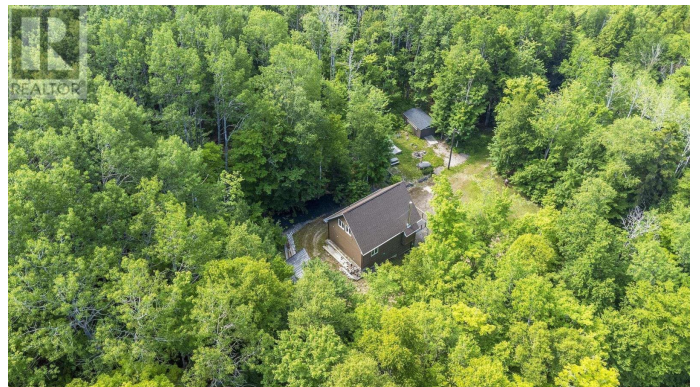
\$465,000

2 Bedroom, 2.00 Bathroom, 1,204 sqft

Single Family on 3.67 Acres

East Dalhousie, East Dalhousie, Nova Scotia

Welcome to 182 Falkenham Road, your perfect year-round home or cozy cottage escape. This incredible property includes two lots for the price of one: the main 2.39-acre parcel plus a neighbouring 1.28-acre lot, giving you 3.67 acres to enjoy. Nestled on a private, tree-lined property, you will have deeded access to beautiful Lake Torment, known for its boating, swimming, kayaking, and endless ATV and snowmobile trails. The private lake access offers approximately 200 feet of water frontage with western exposure, a level lot, and a sandy beach that is perfect for swimming or launching your boat. Whether you are seeking weekend adventure or peaceful full-time living, this move-in ready and fully furnished home blends comfort and charm. The entry level offers a two-piece bath, utility room, storage area, and a built-in garage ideal for tools, gear, or a workshop. Upstairs, enjoy a warm and open living space with a WETT-certified wood-burning fireplace, in-floor heat, ductless heat pump, and large windows with electric blinds. The kitchen features a breakfast island and all appliances. The primary bedroom has two closets and a spacious four-piece bath with laundry, while the sunny balcony is perfect for morning coffee or evening wine. A large loft provides flexible space for an extra bedroom, office, or studio. Extras include two outbuildings, a water softener, Blink cameras, snowblower, mower, and more, plus 30 amp electrical and sewage hookup for an RV. Annual fees are just \$345,



and you are only minutes from a convenience store with gas. Located about 45 minutes to Kentville or Bridgewater and roughly 90 minutes to Halifax. Lake life is calling and this is the one! (id:6289)

Built in 2011

Essential Information

Listing #	202518284
Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,204
Acres	3.67
Year Built	2011
Type	Single Family
Sub-Type	Freehold

Community Information

Address	182 Falkenham Road
Subdivision	East Dalhousie
City	East Dalhousie
Province	Nova Scotia
Postal Code	B0R1H0

Amenities

Features	Treed, Sloping, Balcony, Recreational, Gazebo
Parking	Garage, Gravel
# of Garages	1

Interior

Appliances	Barbeque, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Cooling	Heat Pump
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Atlantic



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