



Leaman Murray
REEL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

509 Old Sackville Road, Lower Sackville, NS





Welcome to 509 Old Sackville Road! Come view this charming 4 Bedrooms, 2 Bathroom home with over 2300 sq feet of space and Located in the sought-after community of Lower Sackville with a superb school district.

Clean, bright, and warm... with enjoyable features such as two family rooms on the main floor, the main bathroom has a cheater door with the toilet, tub and sink being separate an enjoyable feature to most, two sheds, one shed is wired and heated with a wood stove for a great workshop or recreational cave, and a fenced-in backyard perfect for entertaining. The Lot is quiet with the peaceful sounds of the Sackville river at the back of the property.

Recent upgrades include: furnace (2020), oil tank (2020), hot water (2020), top roof shingles updated just a few days ago (Nov 2022), lower roof shingles (2017) Cedar Shake Siding painted (2021), propane insert (2021), Chimney Rebuilt (approx. 2017), quartz kitchen countertops (2012), and so much more.... The Storage Area could be converted back into a garage.





Plenty to do in the community -For the Golfer: Less than 15 Mins away from Ashburn Golf Club with a rich history dating back to 1922 and memberships that allow golfers to access 10 courses in all of Canada. -For the Sailor: Just 8 Mins to the Bedford Basin Yacht Club, which has been a Bedford landmark for over 60 years. -For the Beach/Swimming: Only 5 Mins to Kinsmen First Lake Beach with a splash pad for the kids and many trails. For Entertainment: Cineplex, SuperBowl, Sports Stadium, and Acadia Park which hosts a number events all year round.





This home is in the perfect location! With only minutes away from all amenities, including the Cobequid Medical Center and seconds away from Public Transit making it easy to commute. Just 20 mins from Downtown Halifax or Downtown Dartmouth, 20 mins from the Halifax Stanfield International Airport and mere minutes to most major highway systems. Don't miss out... Book your viewing today!



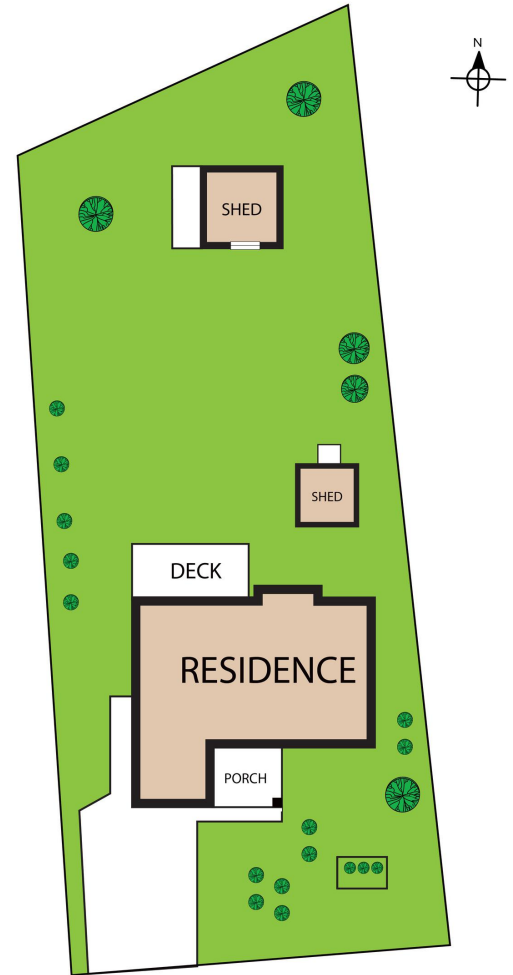
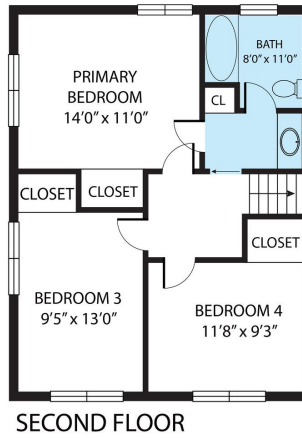
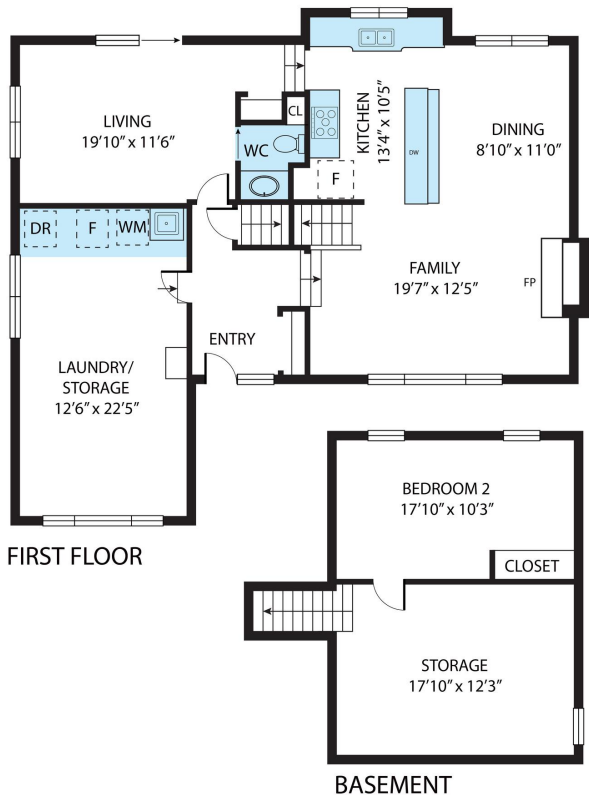
Leaman Murray
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509 Old Sackville Road, Lower Sackville B4C 2K2



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TOTAL APPROX. FLOOR AREA 1,997 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

BASEMENT	: 208 SQ.FT
FIRST FLOOR	: 1,173 SQ.FT
SECOND FLOOR	: 616 SQ.FT
TOTAL AREA	: 1,997 SQ.FT
UNFINISHED AREA	: 288 SQ.FT



509 Old Sackville Road

Lower Sackville, NS

HOODQ ADDRESS REPORT™

Leaman Murray Real Estate

Group

902.292.7826

<http://www.LeamanMurray.ca>

SCHOOLS

With so many assigned and local public schools near this home, your kids can thrive in the neighbourhood.



Nearby Schools

A. J. Smeltzer Junior High School

Designated Catchment School

Grades 6 to 8

46 Prince St

Sackville High School

Designated Catchment School

Grades 9 to 12

1 Kingfisher Way

LookDeeper

Caudle Park Elementary School

Designated Catchment School

Grades PK to 5

35 Mcgee Dr

École Secondaire Du Sommet

Designated Catchment School

Grades 6 to 12

500 Larry Uteck Blvd

École Du Grand-Portage

Designated Catchment School

Grades PK to 6

100 Stokil Dr

PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



Leaside Community Park

Realty Ave



 < 1 min

William Henry Little Park

Old Sackville Rd



 1 min

Seewood Avenue Park

Seewood Avenue



 1 min

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds 2 Trails
2 Basketball Courts

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away.

Nearest Street Level Transit Stop

Old Sackville Rd After Sackville Cross Rd (2047)

 1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 2.29km.

Cobequid Community Health Centre

40 Freer Lane

Fire Station

1 Metropolitan Ave

Police Station

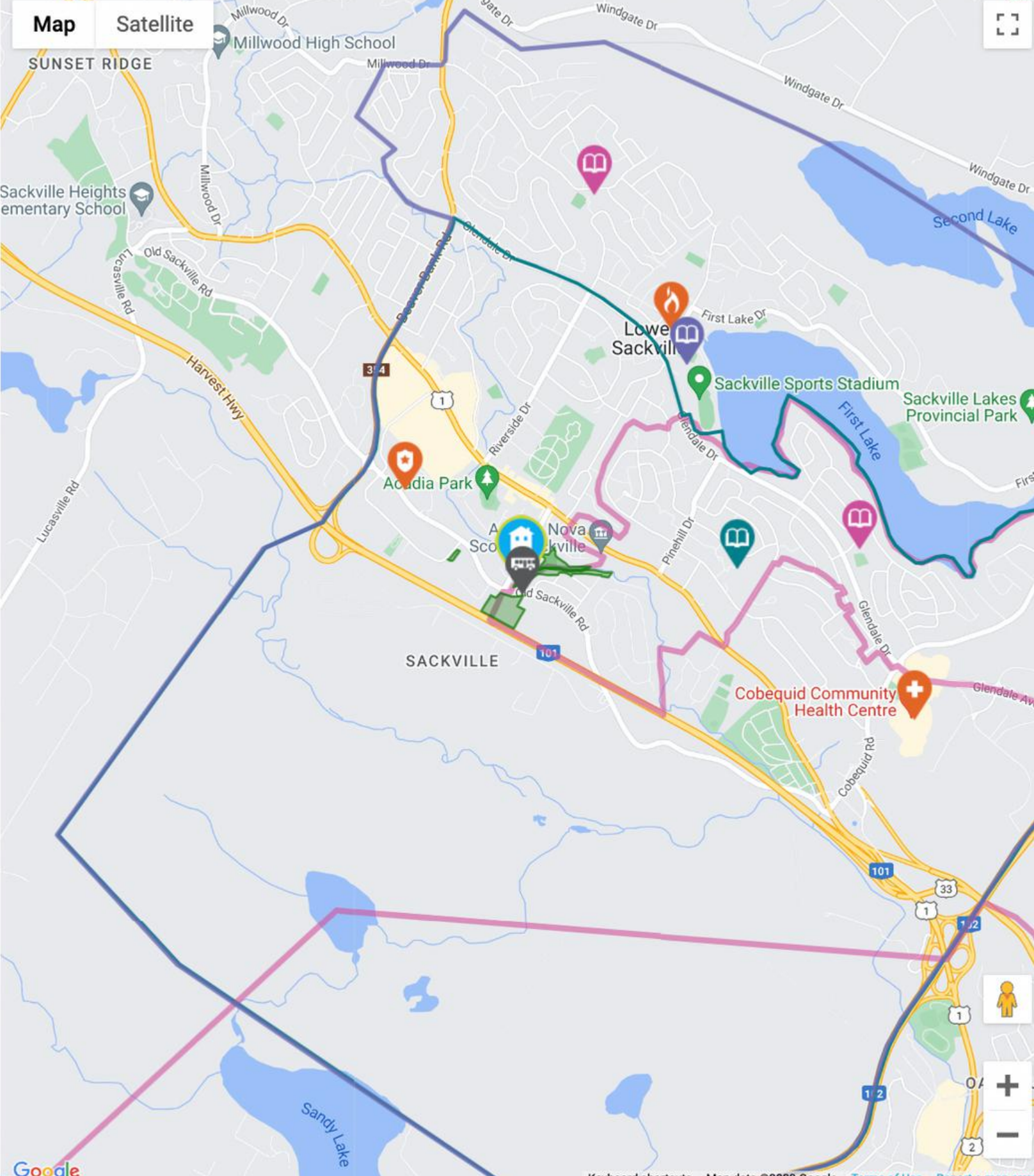
711 Old Sackville Rd



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Map

Satellite



Elementary Schools

Middle Schools

High Schools

Transit

Safety

Elementary Attendance Zone

Middle Attendance Zone

High Attendance Zone

Parks

Google

Keyboard shortcuts Map data ©2022 Google Terms of Use Report a map error



A B r i e f H i s t o r y o f L o w e r S a c k v i l l e

First settled in August 1749 by Captain John Gorham, acting on orders from Governor Edward Cornwallis to establish a military fort named Fort Sackville, Lower Sackville is now one of the fastest growing communities in Nova Scotia, and contains a mix of residential and commercial development in the Sackville River valley, immediately north of the former town of Bedford.


Before amalgamation into the Halifax Regional Municipality in 1996, Lower Sackville was an unincorporated part of Halifax County. This area of HRM experienced a 7% population growth rate between 1996-2001. In the 1950s and 1960s it was a destination for Haligonians seeking entertainment at the drive-in theater, WW2 bomber plane ice cream attraction and Sackville Downs harness racing track which provided entertainment until it closed in 1986.

A result of its unincorporated status before 1996, Lower Sackville and adjacent unincorporated communities such as Middle Sackville and Upper Sackville did not benefit from appropriate planning and are examples of urban sprawl. The community's growth reflects its central location, near both Halifax and Dartmouth, with easy access to Highway 102, Highway 101 and Halifax Stanfield International Airport. Proximity to downtown Halifax, Burnside and Bayers Lake Industrial Parks gives the suburbs of Lower Sackville the advantages of employment opportunities and services of a larger city, and is typical of most commuter communities experiencing growth in North America.



Lower Sackville has experienced ribbon/strip-style commercial development along Trunk 1 since the 1960s. Current retail chains include Sobeys, Atlantic Superstore, Canadian Tire, Cleve's Sporting Goods, Dollarama and Giant Tiger. There are numerous independent retailers located in this area as well. Most of the restaurants in the area are of the fast food or family dining variety, in addition to others offering Chinese-Canadian food and pizza. Lower Sackville has always displayed an abundance of community spirit, and excelled within the HRM as a strong leader of excellence in sports as well as academics.



Price \$575,000
Status ACTIVE
 

MLS # 202226782
PID # 00362665 **PID #2**
PID #3 **PID #4**
Total Lot Size SqFt 9700.00 **Approx Acres**

Address 509 Old Sackville Road
Community Lower Sackville **NS B4C 2K2**
Legal Description

Lot Size **Road** Public
Waterfront No
Water Frontage Type
Water Access/View
Square Footage (MLA) 1,789
Total Fin SqFt (TLA) 2,285
Building Dimensions Irregular
Zoning R-1 **Title to Land** Freehold
Type Single Family **Style** Detached
Bldg Style Side Split
New Construction N **Constr. Status**

District 25-Sackville
Sub-District 25-A
Elementary Caudle Park Elementary School
Middle/Jr AJ Smeltzer Junior High School
High Sackville High School
Fr Imm Cavalier Drive School
Fr Imm Mid AJ Smeltzer Junior High School
Fr Imm High Sackville High School
Other

Virt Tour URL Add'l Virt Tour 1 URL
Closing Date
Possession Negotiable
Price

Property Overview Welcome to 509 Old Sackville Road! Come view this charming 4 Bedrooms, 2 Bathroom home with over 2300 sq feet of space and Located in the sought-after community of Lower Sackville with a superb school district. Clean, bright, and warm... with enjoyable features such as two family rooms on the main floor, the main bathroom has a cheater door with the toilet, tub and sink being separate an enjoyable feature to most, two sheds, one shed is wired and heated with a wood stove for a great workshop or recreational cave, and a fenced-in backyard perfect for entertaining. The Lot is quiet with the peaceful sounds of the Sackville river at the back of the property. Recent upgrades include: furnace (2020), oil tank (2020), hot water (2020), top roof shingles updated just a few days ago (Nov 2022), lower roof shingles (2017) Cedar Shake Siding painted (2021), propane insert (2021), Chimney Rebuilt (approx. 2017), quartz kitchen countertops (2012), and so much more.... The Storage Area could be converted back into a garage. Plenty to do in the community -For the Golfer: Less than 15 Mins away

EnerGuide Rating? N
EnerGuide Rating (GJ/Year)
Date EnerGuide Obtained
Property Size Under 0.5 Acres
Land Features Cleared, Landscaped, Fenced
Water Municipal
Sewage Municipal
Utilities Cable, Electricity, High Speed Internet, Telephone

Heat/Cool Baseboard, Fireplace, Forced Air
Fuel Type Electric, Oil, Propane
Flooring Ceramic, Hardwood, Laminate
Appliances Stove, Dishwasher, Dryer, Washer, Microwave Rng Hd Combo, Refrigerator
Rental Equip. None
Features Alarm System, Propane Fireplace

Exterior Brick, Wood Shingles
Roof Asphalt Shingle
Foundation Poured Concrete
Basement Crawl Space, Partially Developed
Driveway/Pkg Double, Paved
Garage None
Structures Shed
Community Features Park, Playground, Public Transit, Recreation Center, School Bus

Inclusions Fridge, Stove, Dishwasher, Washer, Dryer, Microwave
Exclusions Stand up Freezer, Canadians Score Light

Directions to Property Beaver Bank Connector or Cobequid to Old Sackville Rd follow to 509.

AG Bedrm 3 **BG** 1 **# Bdrm** 4
F Baths 1 **H Baths** 1 **T Baths** 2
Master On Main Floor? No
Building Age 53 **Yr Built** 1969 **Yr Built Unknown**

Sign Yes **HST (PEI)**
HST (NSAR) Exempt from HST
Migrated Yes **PDS** Yes
Rental Income Potential

Garage No
Details
Restr/Prot Covenants No

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Living Room	19'7" x 12'5"	2nd Level	Bedroom	9'5" x 13'0"			
Main Floor	Kitchen	13'4" x 10'5"	2nd Level	Bedroom	11'8" x 9'3"			
Main Floor	Dining Room	8'10" x 11'10"	2nd Level	Bath 4	4 pc			
Main Floor	Bath 2	2pc	Basement	Bedroom	17'10" x 10'3"			
Main Floor	Family Room	19'10" x 11'6"	Basement	Storage	17'10" x 12'3"			
Main Floor	Storage	12'6" x 22'5"						
2nd Level	Primary	14'0" x 11'0"						

Monthly Condo Fee Fee Includes **Pet Friendly** Plus Den Y/N **No. of Parking Spaces**
Betterment Charges **Fees** **Fees**
Listing Office Keller Williams Select Realty

Billing and Usage History Report



Date: Tuesday, November 29, 2022

Service Address: 509 OLD SACKVILLE RD
LOWER SACKVILLE, NS

Equipment Leasing: NONE Estimated Balance: *
 HEAT PUMP \$
 ELECTRIC THERMAL STORAGE (ETS) \$
 HOT WATER HEATER \$

Equipment Rental: NONE Monthly Rate:
 STREET LIGHT \$

Rates: January 1, 2022 to December 31, 2022, kWh is \$0.16215
 January 1, 2021 to December 31, 2021, kWh was \$0.16008
 January 1, 2020 to December 31, 2020, kWh was \$0.15805

Year	Month	Days	Usage	\$Billed	Year	Month	Days	Usage	\$Billed
2022	Nov		0	\$ -	2021	Nov		0	\$ -
2022	Oct	62	1614	\$ 283.37	2021	Oct	61	1,510	\$ 263.38
2022	Sep		0	\$ -	2021	Sep		0	\$ -
2022	Aug	62	1288	\$ 230.51	2021	Aug	63	1,779	\$ 306.44
2022	Jul		0	\$ -	2021	Jul		0	\$ -
2022	Jun	65	1593	\$ 279.96	2021	Jun	58	1,383	\$ 243.05
2022	May		0	\$ -	2021	May		0	\$ -
2022	Apr	60	1783	\$ 310.77	2021	Apr	63	1,896	\$ 325.17
2022	Mar		0	\$ -	2021	Mar		0	\$ -
2022	Feb	62	1841	\$ 318.89	2021	Feb	61	2,066	\$ 351.01
2022	Jan		0	\$ -	2021	Jan		0	\$ -
2021	Dec	58	1755	\$ 302.60	2020	Dec	59	1,660	\$ 284.02

	Usage	Billed		Usage	Billed
Total:	9,874	\$ 1,726.10		10,294	\$ 1,773.07

Your *Dreams* Are Within Reach



We are Rated the #1 Best Real Estate Agents in Halifax on Yelp.ca

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(*information based on MLS and Leaman Murray Statistics 2018, and Yelp.ca 10 Best Realtors in Halifax, Feb 4, 2019.
Not intended to solicit people or properties currently under contract.