



Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

179 Woodbury Drive, Halifax, NS





Welcome to 179 Woodbury Drive a beautiful semi-detached home in the Rockingham community. This 3 Bedroom, 4 Bathroom home has over 2,000 sq footage of living space on three levels... a spacious home anyone would enjoy.

Clean, bright and warm... this home has been well kept over the years and has many updates such as.... all new kitchen appliances (2023), a beautiful wood fireplace for those cold and dry days, laminated flooring in the main living area (2023), updated basement bathroom (2023), built-in alarm system, spacious primary bedroom with ensuite and large walk-in closet and two decks at the front and side of the home. The basement can be converted into a in-law suite and the driveway is single paved but can fit two cars sided by side. This home has so much to offer....







Plenty to do in the community...For the Golfer: Only 11 Mins to Ashburn Golf Course one of Canada's most historic Golf Courses with a history dating back to the 1920s. For the Sailor: 15 Mins to the Bedford Basin Yacht Club with memberships and activities for the whole family. For the Swimmer/Beacher: Many lakes, oceans, and pools nearby such as the Bedford Outdoor Pool, Karney Lake Beach, Papermill Lake, and the Canadian Game's Centre with swimming pools and other recreational activities.



This home is in the perfect location... near all your amenities such as gas stations, pharmacies, grocery stores, restaurants, shopping outlets, and much more. Nearby the major highways such as Highway 102 and Public Transit. Less than 25 Mins to the Hospitals, Halifax Airport, and Downtown Halifax and Dartmouth. Book your private viewing today!

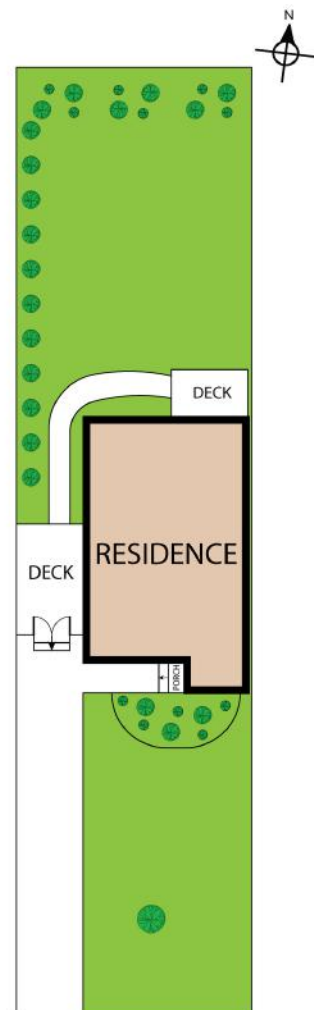
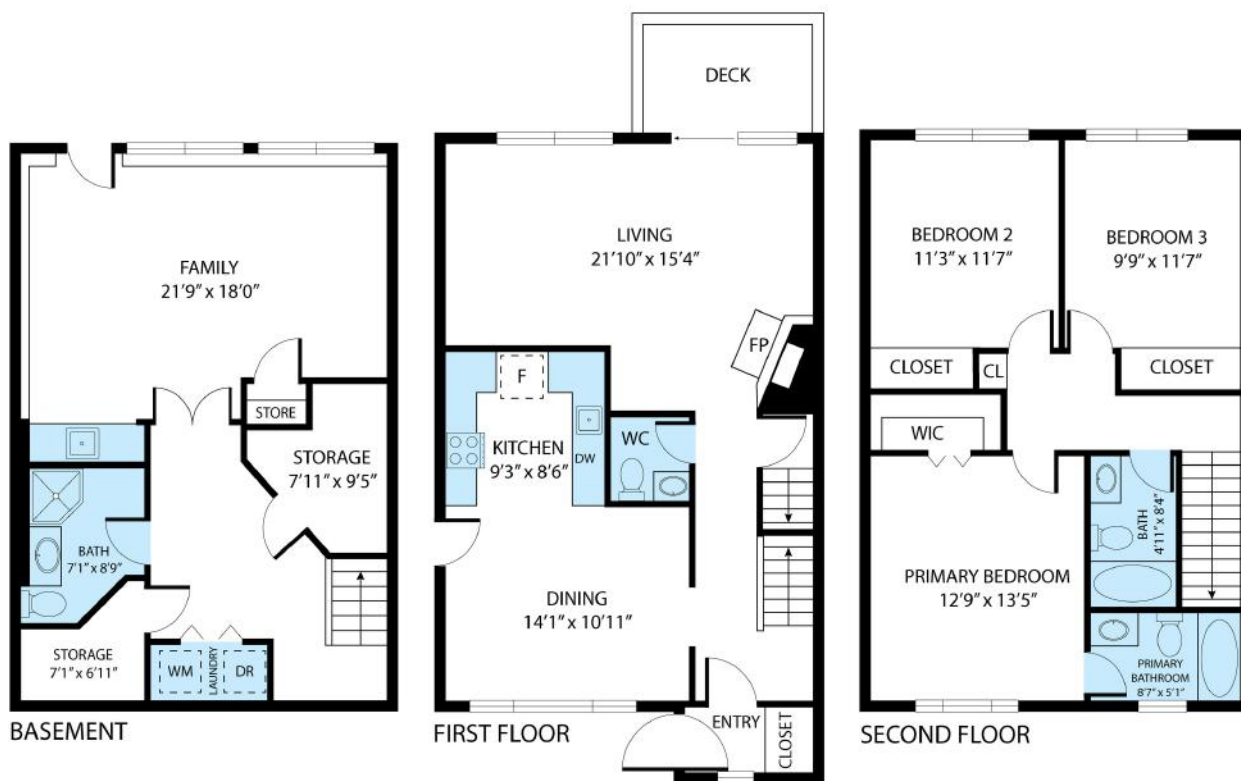


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179 Woodbury Drive, Halifax B3M 1Z9

TOTAL APPROX. FLOOR AREA 2,284 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	:	735 SQ.FT
FIRST FLOOR	:	788 SQ.FT
SECOND FLOOR	:	761 SQ.FT
TOTAL AREA	:	2,284 SQ.FT



179 Woodbury Drive

Halifax, 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.

Rockingham Elementary School

Designated Catchment School
Grades PK to 6
31 Tremont Dr

École Beaubassin

Designated Catchment School
Grades PK to 5
54 Larry Uteck Blvd

Clayton Park Junior High School

Designated Catchment School
Grades 7 to 9
45 Plateau Cres

Halifax West High School

Designated Catchment School
Grades 10 to 12
283 Thomas Raddall Dr

École Secondaire Du Sommet

Designated Catchment School
Grades 6 to 12
500 Larry Uteck Blvd



PARKS & REC.

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



Rockingham School Park

31 Tremont Dr



Wedgewood Park

Wedgewood Ave



Tremont Plateau Park

Tremont Dr



FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds

1 Dog Park

2 Tennis Courts

3 Basketball Courts

1 Ball Diamond

2 Sports Fields

3 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 112 minute walk away.



Nearest Rail Transit Stop

Halifax



Nearest Street Level Transit Stop

Wentworth Dr After Dunbrack St (2001)



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 6.77km.



Queen Elizabeth II Health Sciences Centre - Halifax Infirmary Site

1796 Summer St



Fire Station

45 Knightsridge Dr

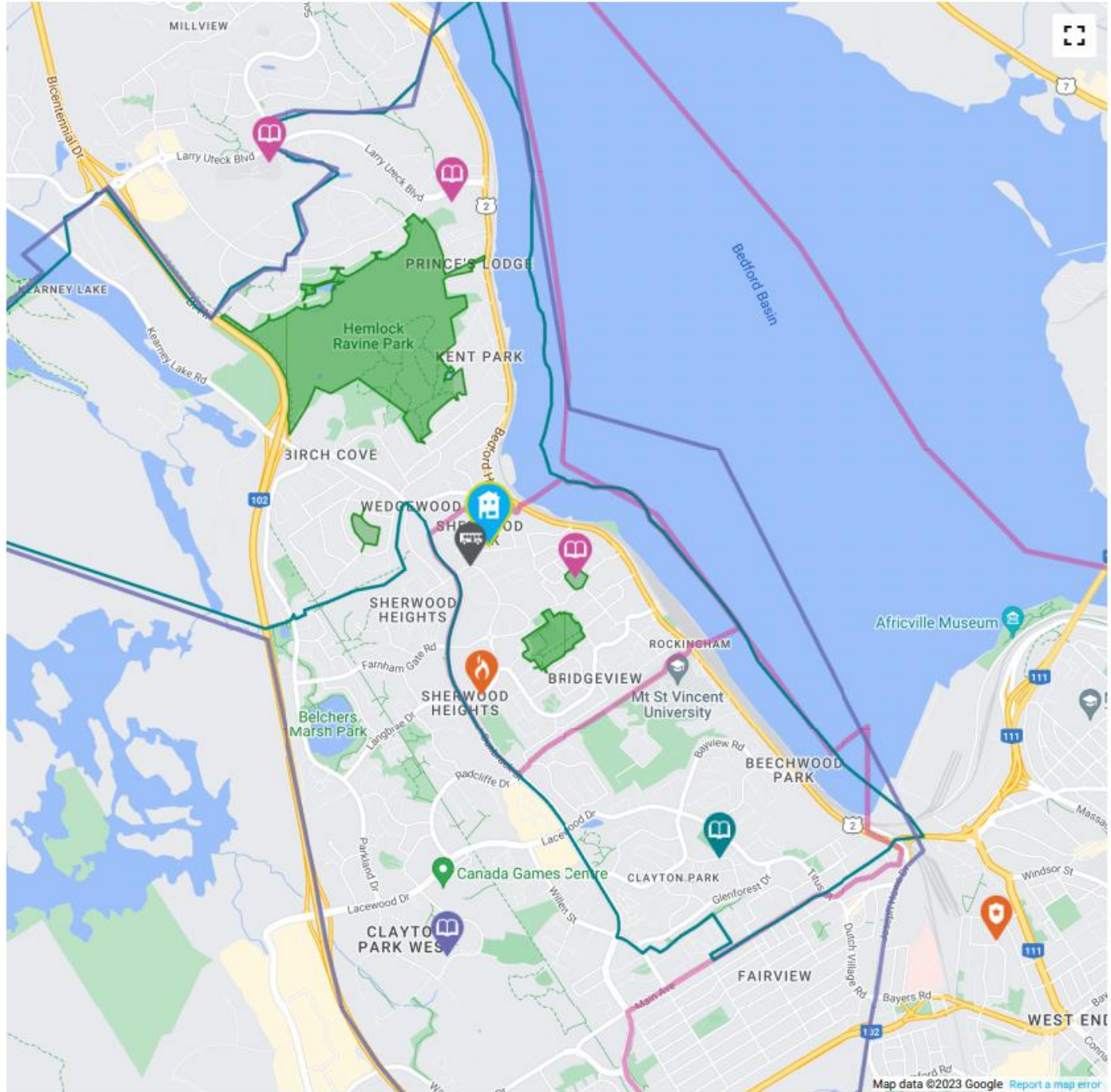


Police Station

3389 McAlpine Ave

HoodQ

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Google

- Elementary Schools
- Middle Schools
- High Schools
- Transit
- Safety
- Elementary Attendance Zone
- Middle Attendance Zone
- High Attendance Zone
- Parks

HoodQ

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A B r i e f h i s t o r y o n R o c k i n g h a m

Rockingham is situated on the western shore of Bedford Basin.

It is north of Clayton Park and Fairview and south of Bedford; specifically, Birch Cove and Princes Lodge. Its eastern extent is formed by the shore of the Bedford Basin and its western extent is generally the top of the ridge that rises from the Basin, although this was subsequently extended westward to an area near the Birch Cove Lakes and Highway 102.

The first Europeans to settle in what was to become Rockingham were foreign Protestant farmers and innkeepers, starting in 1784. While the inns were too close to the city to benefit from stage coach traffic, they were conveniently located for drovers bringing their livestock to the Halifax market. Drovers lodged at the inns and kept their animals in the pastures while they arranged for their sale and slaughter.

In the 1840s William Evens and William Davey bought properties on the western shore of the basin. Evens, a butcher, built a slaughterhouse, while Davey established a large inn called the Four Mile House. When the Nova Scotia Railway was being built the two men persuaded the railway board to locate the first stop at Four Mile House. On February 1, 1855, the first ceremonial run of the Nova Scotia Railway came to Four Mile House. The village that grew up around the railway station took the name Four Mile House.



Your *Dreams* Are Within Reach



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

Check out our Client Reviews on Facebook, Yelp & LeamanMurray.ca

(*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.