



*Leaman Murray*  
REAL ESTATE GROUP

**KW SELECT REALTY**  
KELLERWILLIAMS.

**2 Ashley Drive, Middle Sackville, NS**









Welcome to 2 Ashley Drive in Middle Sackville! This adorable detached Cape Code Style home has 3 bedrooms, 3 bathrooms, with 1,550 sq ft of living space on 2 levels with total sqft of 2215 which includes unfinished space in the basement. This home has a large private backyard which makes it perfect for entertaining guests, or just relaxing.

Clean, Bright, and Warm, this home has had many updates such as... Updated Oven (2016), Pressure tank (2016), Fridge (2019), Iron Filter (2019), HVAC System (2019) with a ducted heat pump for all season comfort, Well casing extension (2020), Well fracked (2020), Washer and Dryer (2021), Basement Bathroom upgrades (2021), Firepit (2021), and Hot water tank (2023). The backyard is your own private oasis with two decks, a fire pit, swing set, and even enough room for a hockey rink in the winter.







Plenty to do in the community - For the golfer: Less than 20 Mins to the infamous Ashburn Golf Club and to Lost Creek Golf Club in Beaver Bank. - For the Sailor: Only 15 Min to the Bedford Basin Yacht Club, which has been a Bedford landmark for over 60 years. - For the Swimmer/Beacher: Minutes away from Springfield Lake Beach Park and Rec Centre, which has a sandy beach and lifeguards with a grassy picnic area overlooking the water, and 15 Min to Sackville Splash Pad a great place to take the kids on a warm day!









This home is in the perfect location nearby all major amenities. Across the street is a playground and ball field perfect for spending summer days. For rainy and cold days enjoy Super Bowl and Cineplex on Sackville Drive. Just 15 Mins to Cobequid Community Health Centre, and Less than 30 Min to Downtown Halifax and Halifax Stanfield International Airport. Book your private viewing today!

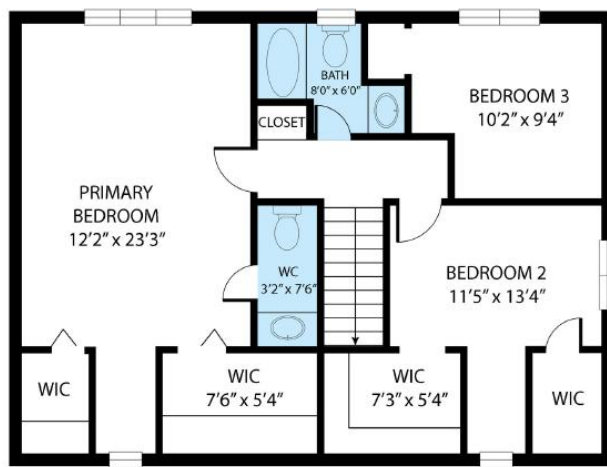


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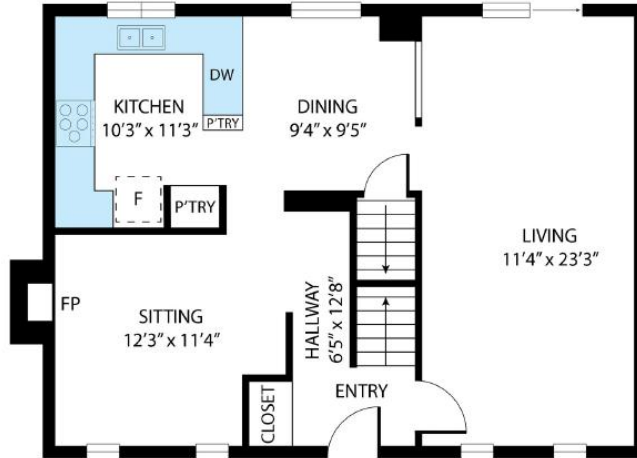
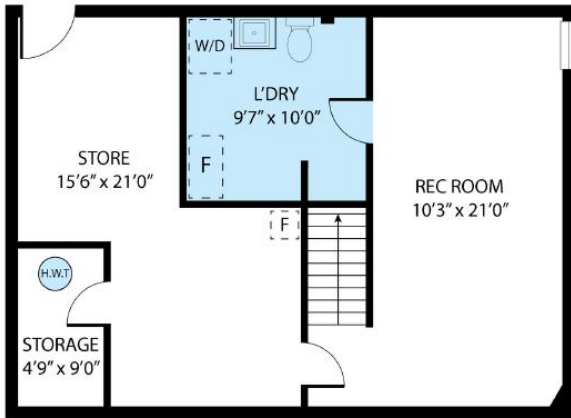
Trish Leaman  
REALTOR®

Trish@LeamanMurray.ca  
902-452-6023

LeamanMurray.ca



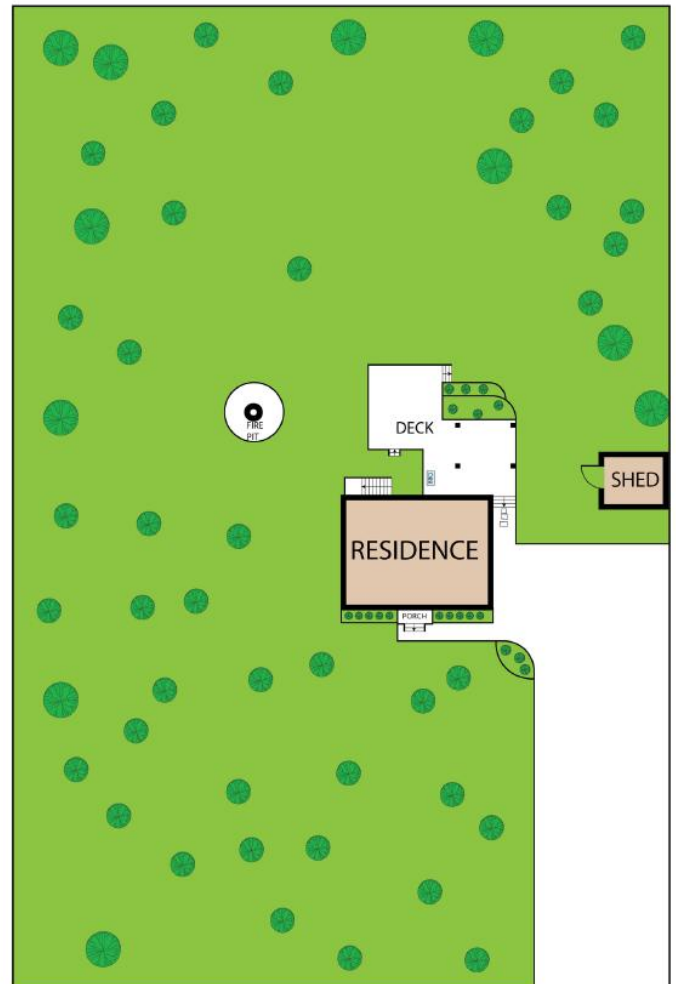
BASEMENT : 665 SQFT  
 FIRST FLOOR : 774 SQFT  
 SECOND FLOOR : 776 SQFT  
 TOTAL FLOOR : 2,215 SQFT



2 Ashley Drive, Middle Sackville B4E 3B1

TOTAL APPROX. FLOOR AREA 2,215 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.







2 Ashley Dr





# 2 Ashley Drive

Middle 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.



### Harry R. Hamilton Elementary School

Designated Catchment School  
Grades PK to 5  
40 Hamilton Dr

### Millwood High School

Designated Catchment School  
Grades 9 to 12  
141 Millwood Dr

### Millwood Elementary School

Designated Catchment School  
Grades PK to 5  
190 Beaver Bank Cross Rd

### Sackville Heights Junior High School

Designated Catchment School  
Grades 6 to 8  
956 Sackville Dr

### École Du Grand-Portage

Designated Catchment School  
Grades PK to 6  
100 Stokil 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.



### Lakecrest Drive Park

Lakecrest Drive



1 min

### Harry R Hamilton School Park

40 Hamilton Dr



13 mins

### Springfield Lake Road Park

Springfield Lake Rd



10 mins

### FACILITIES WITHIN A 20 MINUTE WALK

|                     |                          |
|---------------------|--------------------------|
| 5 Playgrounds       | 2 Sports Fields          |
| 1 Tennis Court      | 1 Community Centre       |
| 2 Basketball Courts | 1 Outdoor Games Facility |
| 4 Ball Diamonds     |                          |

## TRANSIT

For convenient travel around the city, public transit is accessible from this home.

**Nearest Street Level Transit Stop**  
Springfield Ave After Sackville Dr (8340)

13 mins

## 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 8.06km.

**Cobequid Community Health Centre**  
40 Freer Lane

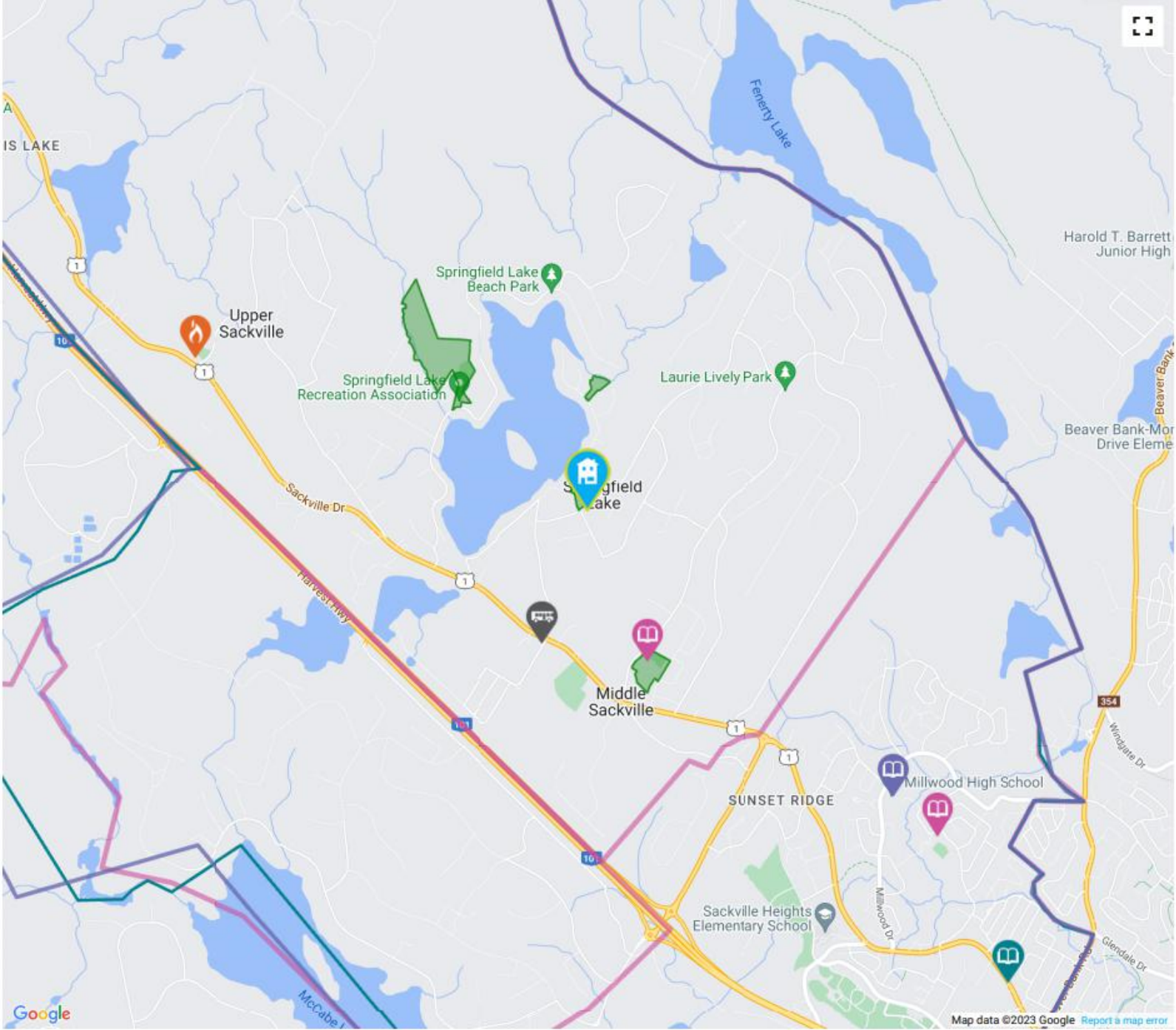
**Fire Station**  
479 Patton Rd

**Police Station**  
711 Old Sackville Rd

# HoodQ

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- |                            |                        |                      |         |        |
|----------------------------|------------------------|----------------------|---------|--------|
| 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 S a c k v i l l e

Before the European colonization in 1749, the Mi'kmaq lived in this area for thousands of years. In August 1749, Captain John Gorham, acting on orders from Governor Edward Cornwallis to establish a military fort named Fort Sackville (The community was named after George Germain, 1st Viscount 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.

As the community grew, the oak trees that lined the main drive were cut down one by one due to poor urban planning, and as more homes were desired the farmlands decreased to make way for further urbanization. Before amalgamation into the Halifax Regional Municipality in 1996, Lower Sackville was an unincorporated part of Halifax County.

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 and 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.



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.  
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