

Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

213 Prince Street, Lower Sackville, NS





Welcome to 213 Prince Street! This is your chance to own a two-level detached home nestled in the wonderful community of Sackville. This 3 bedroom, 2 bathroom plus Den has 2160 sq ft of Space. 1721 Finished and an additional 439 sq. ft of Unfinished Laundry/Utility in the lower level and a large fenced in backyard for your personal enjoyment or entertaining. A perfect home for anyone Looking!

This home has amazing curb appeal with a beautiful 10 x 14 front deck and a large 100+ft newly paved driveway to fit multiple vehicles. Inside is clean, bright and warm, with enjoyable features such as laminate, hardwood and ceramic flooring very easy to clean, a large recroom and a bonus room to be used as a Gym, an office or den of your choosing. Lots of upgraded since 2019 and tastefully decorated, this home has a welcoming feeling anyone would enjoy visiting.







Upgrades include: Microwave Range (2020), Dishwasher (2020), Fridge (2017) Windows (2019), Oil Tank (2015), New Flooring, Light fixtures, doors, Trim (2019), Downstairs Bathroom Reno (2019), Fence & Gate (2019), Front Deck (2019), Paved Driveway (2021). Furnace is Only 2006 and Electrical was upgraded 2007.

Plenty to do in the Community - For the golfer: Just 6 Mins to Emerson Ridge Driving Range and less than 20 Mins to Ashburn Golf Club, with a history dating back to 1922. For the sailer: 10 Mins to the Bedford Basin Yacht Club, which has been a Bedford landmark for over 60 years. There are Daycares, Private, Public and Acadian & Francophone Education, Ample Places of Worship, Grocery Stores, Pharmacies, Banks, Gyms, Shopping, Public Transit, Restaurants and Entertainment such as the SuperBowl and Cineplex.



Within minutes of the Metropolitan Sports field, Tennis Courts and skate park, Sackville Sport Stadium with many activities such as swimming, hockey, Lakeside Curling Club, and community programs, Sackville Arena, TAISO Gymnastics, and Sackawa Canoe Club. It is surrounded by playgrounds, parks, Sackville Splash Pad and trails that lead all around First Lake (Sackville Lakes Provincial Park and Beach) and many others in the area. Less than 30 Mins to Downtown Halifax or Downtown Dartmouth and minutes from the major highway systems, this is the perfect home for anyone looking!



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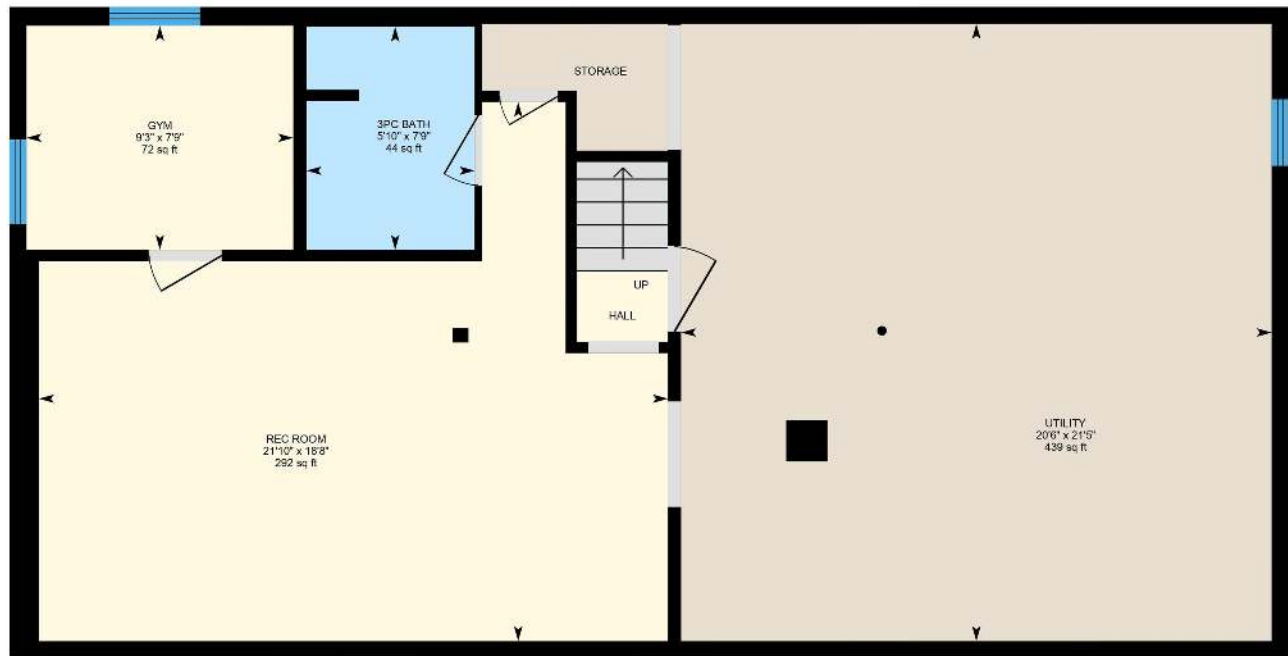
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213 Prince St, Lower Sackville, NS

Main Floor Total Interior Area 992.52 sq ft



Basement Total Interior Area 918.18 sq ft



PREPARED: 2021/09/28





213 Prince St

Lower Sackville, NS

HOODQ ADDRESS REPORT™

Leaman Murray Real Estate

Group

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SCHOOLS

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



Caudle Park Elementary School

Designated Catchment School
Grades PK to 5
35 Mcgee Dr

A. J. Smeltzer Junior High School

Designated Catchment School
Grades 6 to 8
46 Prince St

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

Sackville High School

Designated Catchment School
Grades 9 to 12
1 Kingfisher Way

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.



First Lake Regional Park

First Lake Dr



3 min

Sackville Sports Stadium

409 Glendale Drive



3 min

Sackville Centennial Park

George St



3 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|----------------------|--------------------|
| 3 Pools | 2 Playgrounds |
| 1 Sports Field | 1 Basketball Court |
| 1 Ball Diamond | 2 Rinks |
| 1 Community Centre | 1 Trail |
| 1 Boating Facilities | 1 Multi-Use Pad |
| 1 Craft Room | 1 Fitness Room |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 4 minute walk away.

Nearest Street Level Transit Stop

Glendale Dr After Pinehill Dr (6744) 4 min

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 2.0km.

Cobequid Community Health Centre

40 Freer Lane

Fire Station

1 Metropolitan Ave

Police Station

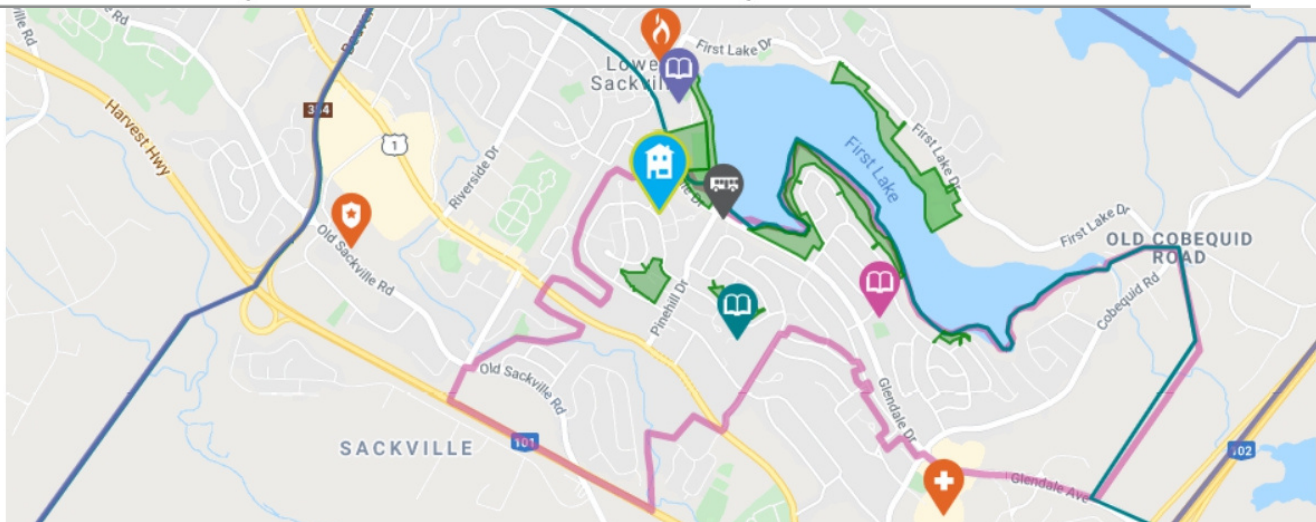
711 Old Sackville Rd

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

- | | |
|-------------|---------|
| Coffee | Gym |
| Grocery | Cleaner |
| Gas Station | |

HoodQ



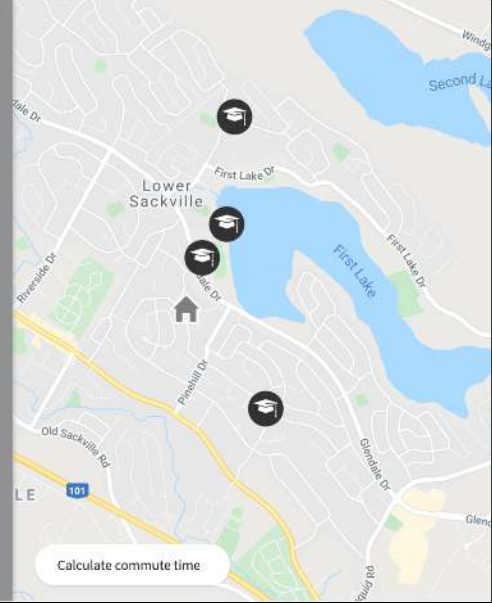
High schools 9

At least one high school within a 5-to-10-minute walk.

Newbridge Acade...	Private	6 min
A. J. Smeltzer Jun...	Public	9 min
Sackville High Sch...	Public	16 min
Leslie Thomas Ju...	Public	19 min

Are you familiar with this area?
Tell us what you think of our scores!

friendly



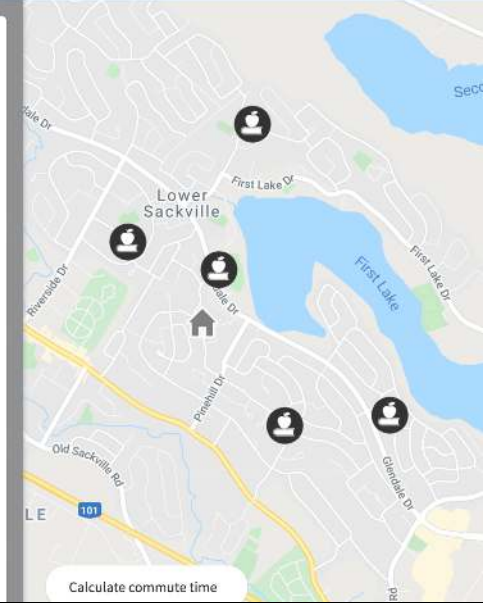
Elementary schools 9

At least one elementary school within a 5-to-10-minute walk.

Newbridge Acade...	Private	6 min
A. J. Smeltzer Jun...	Public	9 min
Sycamore Lane El...	Public	13 min
Leslie Thomas Ju...	Public	19 min
Caudle Park Elem...	Public	19 min

Are you familiar with this area?
Tell us what you think of our scores!

Calculate commute time



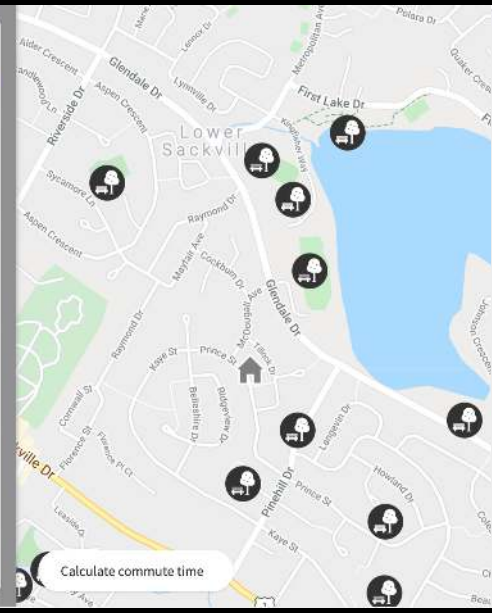
Parks 6

Few parks in the area.

Park	5 min
Park	12 min
Park	15 min
Park	15 min
Park	15 min

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friendly



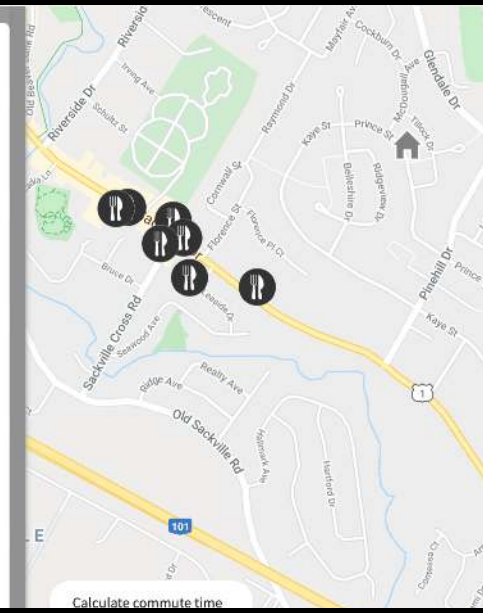
Restaurants 4

Some restaurants are within walking distance.

McDonald's	14 min
Disco Deli Subs & Pizza	18 min
Wasabi Asian Cuisine	18 min
Tom's Family Restaurant	18 min
Hong's Kitchen	18 min

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Calculate commute time



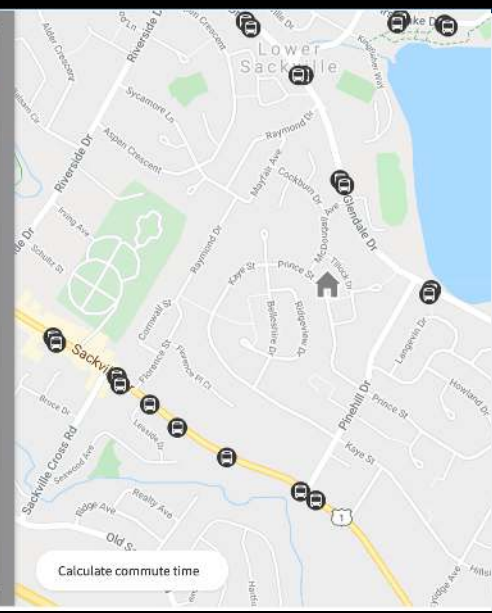
Transit friendly 2

Few transit options.

84	5 min
8, 87	9 min

Are you familiar with this area?
Tell us what you think of our scores!

friendly



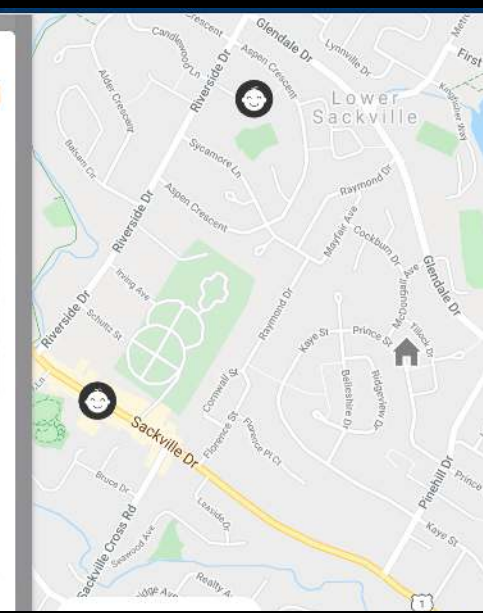
Daycares 2

The closest daycare is within a 15-to-20-minute walk.

Pebblestone Creek Presch...	18 min
Tiny Treasures Nursery Sc...	19 min
Lower Sackville Nursery Sc...	21 min
Room to Grow Child Care Ltd	26 min

Are you familiar with this area?

Calculate commute time





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.

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.